Return to: Bridgehouse Title, LLC
1602 W. Northfield Blvd. Suite 500
Murfreesboro, TN 37129

WARRANTY DEED

Robin R. Keller
State of Tennessee Notary Public
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/24/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Britani Williamson	SunTrust Mortgage	108-16-65
(NAME)	(NAME)	
1425 Timber Valley Drive	201 Fourth Ave. N./7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joyce S. Dupes and husband, Mark C. Dupes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Britani Williamson and Brian Williamson, wife and husband, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 46-A, Zone Lot Division, Lots No. 46, Percy Priest Woods Subdivision, Section 2, of record in Plat Book 6250, Page 61, amending Plat Book 5800, Page 259, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joyce S. Dupes and husband, Mark C. Dupes, by Quitclaim Deed dated January 21, 2002 from Joyce S. Dickert A/K/A Joyce S. Dupes of record in Instrument No. 20020130-0013099, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1425 Timber Valley Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 02/26/07 09:14 2 pgs
Fees:13.00 Taxes:401.08
20070226-0023128

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of February, 2007.

Joyce S. Dupes

Mark C. Dupes

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce S. Dupes and Mark C. Dupes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of February, 2007.

Commission expires: November 14, 2009

Notary Public

