File No. 260801383

WARRANTY DEED

PREPARED BY & RETURN TO:
CUMBERLAND UNION TITLE, LLC
52[illegible] MARYLAND WAY STE 110
BRENTWOOD, TN. 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $244,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2006.

(Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/07

Davidson County DEEDWARR
Recvd: 03/19/07 16:01 2 pg
Fees:12.00 Taxes:0.00
20070319-0033288

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 09/29/06 10:51 2 pg
Fees:13.00 Taxes:906.13
[redacted]
20060929-0120656

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Scovill	Fifth Third Mortgage Company	09401007000
(NAME)	(NAME)	
617 S. 12th St.	336 Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Andrew W. Williams and wife, Florence E. Williams, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott Scovill, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

RE-RECORD

Being lot 1, on the Final Plat of Andrew W. Williams lots as shown on plat Instrument#200202130019166 in the Registers office for Davidson County, Tennessee.

Being the same property conveyed to Andrew W. Williams by deed from Ruthie Mainelle Upchurch, unmarried of record in Deed Book 8594 and Page 897, Register's Office for said County, and also being a portion of the property conveyed to Andrew W. Williams by deed from Clifton K. Roberts and wife, Zora L. Roberts, of record in Deed Book 10908, Page 714, Register's Office of Davidson County, Tennessee.

Florence E. Williams, wife of the above named Andrew W. Williams, joins in this conveyance to convey any and all rights she may have in and to the above described property, especially her marital rights.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 617 S. 12th St., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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.

03/16/2007 THIS INSTRUMENT IS BEING RE-RECORDED TO CORRECT THE MAP & PARCEL NUMBER.

Witness my/our hands this 15th day of September, 2006.

Andrew W. Williams

Andrew W. Williams

Florence E. Williams

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Andrew W. Williams and wife, Florence E. Williams, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of September, 2006.

Commission expires:

11-22-09

Notary Public

TAMMY McCAULEY
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

File Number: 260801383
RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075