# WARRANTY DEED

**Please record and return to:**
**Forsythe Title and Escrow**
**2525 West End Avenue #350**
**Nashville, TN 37203**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $626,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) COMMISSION EXPIRES NOV 22 2010

JULIE A. ADAMS STATE TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

**THIS INSTRUMENT WAS PREPARED BY**
Capital Title and Escrow, LLC
6213 Charlotte Pike, Ste. 200
Nashville, Tennessee 37209

D-0572

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carter M. Little and wife, Amanda G. Little | New Owner | 104-15-167 |
| (NAME) | (NAME) | |
| 2223 Blair Boulevard | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37212 | | |
| (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, I, HYRAM WILLIAMS, A MARRIED MAN, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARTER M. LITTLE AND WIFE, AMANDA G. LITTLE, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 34 feet of Lot No. 98 and the westerly 26-1/4 feet of Lot No. 99 on the Plan of Sunset Park, of record in Plat Book 332, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HYRAM WILLIAMS, A MARRIED MAN, by deed from SHELDON M. BERMONT AND MERRILEE FRANCES QUARESMA, HUSBAND AND WIFE, of record as Instrument No. 20030805-0110841, dated July 11, 2003, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2223 Blair Boulevard, Nashville, TN 37212

(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 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.

Davidson County DEEDWARR
Recvd: 04/09/07 15:41 2 pgs
Fees:13.00 Taxes:2316.20
20070409-0042076

Witness our hands this 30th day of March, 2007.

Hyram Williams

Mary Williams

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 Hyram Williams and Mary Williams, the bargainor (s), 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 and official seal at Nashville, TN this 30th day of March, 2007.

Commission expires:

Notary Public

MISTY M. SOHRABI
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

MISTY M. SOHRABI
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
July 24, 2007