Davidson County DEEDWARR
Recvd: 07/23/07 10:02 2 pgs
Fees:13.00 Taxes:475.45

20070723-0087019

Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $128,500.00

Affiant

Subscribed and sworn to before me, this 16th day of July, 2007.

Notary Public
My commission expires: ~~11/22/08~~ 6-20-11

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

07-0707-83346

Address of New Owner:	Send Tax Bills to:	Tax Information
Tempie DeVaughn 440 Huntington Ridge Nashville TN 37211	Same as above	161-11-0-A-217.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patricia D. Williams, now known as Patricia D. Ness**, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tempie DeVaughn**, an unmarried woman, hereinafter called the Grantees, their successors 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 Townhouse No. 217, on the Plan of Huntington Ridge Townhouses, of record in Book 4675, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with one membership in Huntington Ridge Homeowner's Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in any wise appearing to said membership.

Being the same property conveyed to Patricia D. Williams by deed from Robert J. Young, Jr., dated June 28, 1985, recorded July 8, 1985, of record in Book 6600, Page 518, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Timothy J. Ness, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This property is improved property known as **440 Huntington Ridge, Nashville TN, 37211.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 16th day of July, 2007.

Patricia D. Williams now known as Patricia D. Ness

Timothy J. Ness

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia D. Williams now known as Patricia D. Ness and Timothy J. Ness, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 16th day of July, 2007.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/22/08

