File No. 270800585

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Ronald E. Staley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2007.

Judy Painter-Rose
Notary Public

MY COMMISSION EXPIRES: 1-22-2011

(AFFIX SEAL)

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

Southern Land Title & Escrow
934 Oldham Dr., Suite 100-A
Nolensville, TN 37135
Phone: 615-776-7461

Return to:

#537

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Staley	Ronald E. Staley	161-05-0-017.00
(NAME) 5417 Wakefield Drive	(NAME) 5417 Wakefield Drive	Davidson County DEEDWARR Recvd: 09/04/07 09:25 2 pgs Fees:13.00 Taxes:1221.00
(ADDRESS) Nashville, Tennessee 37220	(ADDRESS) Nashville, Tennessee 37220	20070904-0105539
(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, Gerald W. Williams and wife, Rebecca N. Williams, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald E. Staley and wife, Jeanene B. Staley, HEREINAFTER CALLED THE GRANTEE(S), Their 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 Lot No. 68 on the Plan of Hillview Estates, of record in Book 3600, page 89, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Gerald W. Williams and wife, Rebecca N. Williams by Warranty Deed from Pamela Stone Powell of record in Book 9863, page 20, Register's Office for Davidson County, Tennessee, dated 11/13/95.

Subject to all matters as set forth per Plat Book 3600, Page 89, Register's Office of said County.

Restrictive covenants of record in Book 3836, page 719, Register's Office of said County.

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 5417 Wakefield Drive, Nashville, TN 37220
(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), Their 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), 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/our hands this 27th day of August, 2007.

Gerald W. Williams

Rebecca N. Williams

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gerald W. Williams and Rebecca N. Williams, 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 at office this 27th day of August, 2007.

Commission expires:

Notary Public

File Number: 270800585

~~**RETURN TO:**~~

Sidwell Title

5107 Maryland Way

~~Brentwood, TN 37027~~

K. THOMAS SIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV 8, 2008