File No. 271000974

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Janel McAlister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th day of November, 2007.

Maxine J. Rucker
Notary Public

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

MY COMMISSION EXPIRES: My Commission Expires March 22, 2008
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/14/07 12:48 2 pgs
Fees:13.00 Taxes:577.20
20071114-0133631

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
Sidwell, Barrett, & Welch, PC
216 Centerview Dr., Ste 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gloria Williams	Wells Fargo Bank, NA	053-13-0-023.00
(NAME) 540 Nawakwa Trail	(NAME) 5660 New Northside Drive, #720	
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Atlanta, GA 30328	
(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, I, **DAVID JONES III,*** HEREINAFTER CALLED THE GRANTOR(S), HAVE *unmarried BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GLORIA WILLIAMS AND HARRY** L. Williams, Jr., * HEREINAFTER CALLED THE GRANTEE(S), Her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *wife and husband

Land in Davidson County, Tennessee, being Lots Nos. 9, 10, 18 and 19 on the Plan of Nawaka Hills Annex, Section 2, subdivision of the L. J. Gee Estates, not of record, described according to a survey and plat made by Harvey Gee, Surveyor, April 3, 1948, and filed with the Davidson County Planning Commission January 15, 1949, and designated by said Planning Commission as Subdivision No. 49-4, to which plat reference is here made.

Said Lots Nos. 9 and 10 are described as follows:
Beginning at a point in the northerly margin of Nawakwa Trail, said point being located 150 feet eastwardly from the southeast corner of the land conveyed to Jackie R. Sadler, of record in Book 5110, page 456, Register's Office for Davidson County, Tennessee; thence along the northerly margin of said trail, eastwardly 173.01 feet to a point which is the beginning of a curve to the left; thence around said curve in a northeastwardly direction 39.84 feet to a point in the westerly margin of Cheechee Trail; thence along the westerly margin of said Trail 250 feet to the beginning of a curve to the left; thence in a northwestwardly direction around said curve 39.84 feet to a point in the southerly margin of Tacoma Trail; thence westwardly along the southerly margin of said Trail, 173.01 feet to a point which is the common corner of Lots Nos. 10 and 11; thence southwardly along the westerly lines of Lots Nos. 9 and 10, the same being the easterly lines of Lots Nos. 8 and 11, a distance of 300 feet to the point of beginning.

Said Lots Nos. 18 and 19 are described as follows:
Beginning at a point in the northerly margin of Tacoma Trail, said point being the southeasterly corner of Lot 17 conveyed to Jackie R. Sadler by deed of record in Book 5110, page 458, Register's Office for Davidson County, Tennessee; thence eastwardly along the northerly margin of Tacoma Trail, a distance of 174.33 feet to a point which is the beginning of a curve to the left; thence northeastwardly around said curve a distance of 39.84 feet to a point in the westerly margin of Cheechee Trail; thence along the westerly margin of said Trail, 250 feet to the beginning of a curve to the left; thence in a northwestwardly direction, a distance of 39.84 feet to a point in the southerly margin of Choctaw Trail; thence along the southerly margin of said Trail, westwardly a distance of 173.65 feet to a point being the common corner of Lots 19 and 20; thence southwardly along the westerly line of Lots Nos. 18 and 19, same being the easterly lines of Lots Nos. 17 and 20, a distance of 300 feet to the point of beginning.

Being the same property conveyed to David Jones III by deed from Gloria D. Goins, unmarried, as shown of record in Instrument No. 20061019-0130095, Register's Office for said County.

Also being the same property conveyed to Gloria D. Goins by quitclaim deed from Leroy Gill Goins, Jr., as shown of record in Instrument No. 20000717-0070039, Register's Office for 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 540 Nawakwa Trail, Madison, TN 37115
(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), Her 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), Her 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.

David Jones III

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 David Jones III the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 5th day of November, 2007.

Commission expires: 07/05/2011

Notary Public

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File Number: 271000974
RETURN TO:
Castleman Title
216 Centerview Dr., Suite 139
Brentwood, TN 37027

I, Janel McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janel McAlister

State of Tennessee
County of Davidson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: My Commission Expires March 22, 2008

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE