# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/07 13:49 2 pgs
Fees:13.00 Taxes:1073.00
20071218-0145310

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: November 14, 2009.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY & RETURN TO:**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

File No. 3180

18b

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Heather Harris | First Horizon Home Loans | 02713000800 |
| (NAME) | (NAME) | |
| 2433 Mansker Drive | P. O. Box 630148<br>Mail Code TMS | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Irving, TX 75063 | |
| (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, WE, Howard Stanley Wills and wife, Barbara Y. Wills, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Heather Harris, an unmarried woman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING all of Lot no. 37 on the Plan of Mansker Meadows, Section 2, as of record in Book 2663, Page 15, Register's Office for Davidson County, Tennessee, and as described according to the Boundary Survey, dated 3/15/85, prepared by Howard George & Associates, Tennessee Land Surveyor, No. 872, as follows:

BEGINNING at a point in the southerly margin of MANSKER DRIVE at the common front corner of Lots 37 and 38; thence with said margin, on a curve with a radius of 350.00 feet, N 55° 34' E 99.93 feet; thence, leaving said margin, S 42° 39' E 1011.36 feet along the common line with Lot No. 36 to a point in the rear, said point being 720 feet, more or less from the center line of Mansker Creek and 50.1 feet from the center line of the L & N Railroad; thence, S 80° 10' W 400.01 feet, across the rear margin, to a point, said point being 48.9 feet from the center line of the L & N Railroad; thence N 26° 17' W 442.95 feet and continuing N 26° 15' W 400.05 feet, on the common line with Lot No. 38, to the point of beginning, containing 4.85 acres, more or less.

THIS DESCRIPTION IS THE SAME DESCRIPTION USED IN PRIOR DEED OF RECORD.

Being the same property conveyed to Howard Stanley Wills and wife, Barbara Y. Wills by deed from Cynthia D. Simpson, an unmarried woman, as of record in Book 6525, Page 769, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2433 Mansker Drive, 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 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.

Witness our hands this 14th day of December, 2007.

Howard Stanley Wills

Barbara Y. Wills

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 Howard Stanley Wills and Barbara Y. Wills, 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 and official seal at Franklin, Tennessee this 14th day of December, 2007.

Commission expires: November 14, 2009

Tabitha N. Calhoun Notary Public

