Davidson County DEEDWARR
Recvd: 02/22/08 13:53 2 pgs
Fees:13.00 Taxes:840.04

20080222-0017606

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $227,036.91

Affiant

ALBERT WAYNE GRIMM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 22nd day of February, 2008.

Notary Public

My Commission Expires: 7/5/11

This instrument was prepared by:
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Union Street Properties, LLC c/o Larry R. Williams 329 Union Street Post Office Box 190632 Nashville, TN 37219-0632	Owner	155-03-0-D-066.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JUSTIN WILLIAMS and wife, ANNA WILLIAMS**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **UNION STREET PROPERTIES, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its 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 Lot No. 66 on the Plan of Section 1, Allens Green, as of record in Plat Book 7900, Page 632, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Justin Williams and wife, Anna Williams by deed from Ronald P. Shepherd and wife, Susie D. Shepherd of record in Instrument No. 20040309-0027145, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is made subject to:

1) 2008 taxes, which have been assumed by the Grantee.
2) All matters appearing on the Plan of record in Plat Book 7900, Pages 632, Register's Office for Davidson County, Tennessee.
3) Declaration of Covenants, Conditions, Restrictions, Liens and Reservation of Easements for Allens Green Homeowners Association, Inc., of record in Book 9231, Page 789, Register's Office for Davidson County, Tennessee; but omitting any covenant, condition or restriction,

if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

4) Dedication of common area to Allens Green Homeowners Association, Inc. of record in Book 11411, Page 193, Register's Office for Davidson County, Tennessee.
5) Storm Water Detention Agreement of record in Book 9278, Page 36, Register's Office for Davidson County, Tennessee.
6) Easement for ingress and egress of record in Book 9227, Page 976, Register's Office for Davidson County, Tennessee.
7) Easement for drainage of record in Book 8278, Page 236, Register's Office for Davidson County, Tennessee.
8) Easement for Public utilities of record in Book 8626, Page 884, Register's Office for Davidson County, Tennessee.

This property is improved property known as 6912 Harpeth Glen Trace, Nashville, Tennessee 37221.

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, its successors and assigns, forever. Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out.

GRANTORS do further covenant and bind themselves, their heirs, successors, and representatives, to warrant and forever defend the title to said land to said Grantee, its successors 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 22nd day of February, 2008.

JUSTIN WILLIAMS

ANNA 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 JUSTIN WILLIAMS and ANNA WILLIAMS, the bargainors, 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, this 22nd day of February, 2008.

ALBERT WAYNE CRIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7/5/11