WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/08 10:36 2 pg:
Fees:13.00 Taxes:240.50

20080417-0038931

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ron Wills	**Ron Wills**	**108-12-A-44CO**
(NAME)	(NAME)	
242 W. Main Street, Ste 120	**242 W. Main Street, Ste 120**	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	**Hendersonville, TN 37075,**	
(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, **Eric L. Sox and James Roberts**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ron Wills, a married man** 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:

LAND in Davidson County, Tennessee, being Unit No. 44 of Lot 31 on the plan of Phase Seven, Lots 2952 & 80, Section Four, Quail Valley of record in Book 5200, pages 522 and 523, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Donna W. Kean and Steven W. Sharber by deed from Citicorp Homeowners Service, Inc., dated April 23, 1987, of record in Book 7217, page 272 in the Register's Office for Davidson County, Tennessee. Subsequently, conveyed to Donna Sharber f/k/a Donna W. Kean by Quitclaim Deed from Steven W. Sharber dated October 18, 1994 and filed for record in Book 9517, page 66 in the Register's Office for said county. Further conveyed to Eric L. Sox by Final Decree Confirming Sale by The Chancery Court dated January 11, 2008 and filed for record in Instrument No. 20080207-0012853 said Register's Office. Further conveyed by Quitclaim Deed from Eric L. Sox to Eric L. Sox and James Roberts filed for record in Instrument No. 20080402-0032847, Register's Office for said county.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as **1330 Quail Valley Road, Nashville, TN 37214**

(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 **11th day of April, 2008.**

Eric L. Sox

James Roberts

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared Eric L. Sox and James Roberts with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that they executedthe same as their free act and deed

Witness my hand and official seal at Nashville, Tennessee this 11th day of April, 2008.

Commission expires: May 23, 2009

DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public