File No. 280400938

WARRANTY DEED

LINDA V. JONES
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Davidson County DEEDWARR
Recvd: 05/01/08 09:50 2 pg
Fees:13.00 Taxes:107.30

20080501-0044334

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,000.00

Linda F Culver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Culver	Joe Culver	Map 064-09-0 Parcel 151.00
(NAME) 4222 Woods ~~Court~~ Street	(NAME) 4222 Woods ~~Court~~ Street	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Ronnie W. Williams and wife, Alicia Faye Williams,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Joe Culver and wife, Linda F. Culver, 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 Lot No. 54, Block 4, on the Plan of Berryville, as shown on plat of record in Plat Book 421, Page 117, 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 Ronnie W. Williams and wife, Alicia Faye Williams by Installment Deed dated June 15, 1987, from Charles E. Walker, an unmarried person of record in Book 7268, Page 951, Register's Office for said County.

This property is subject to: County of Davidson taxes for the year 2008 and subsequent years; Subject to all matters as set forth per Plat Book 421, Page 117, Register's Office of Davidson County, Tennessee.

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 ☒X

This is improved ☐ property, known as Lot 54 Woods Street, Old Hickory, TN 37138
(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 30th day of April, 2008.

Ronnie W. Williams by Aundrea Davis, AIF

Ronnie W. Williams, by Aundrea Davis, his Attorney in Fact

Alicia Faye Williams

STATE OF TENNESSEE

COUNTY OF WILSON

On this 30th day of April, 2008, before me personally appeared Aundrea Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Ronnie W. Williams, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No 20060524 0044333, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 30th day of April 2008.

My Commission Expires: 6/22/2009

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

State of Tennessee County of Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Alicia Faye Williams, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of April, 2008.

Commission expires: June 22, 2009

Linda V Jones Notary Public

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(seal)

File Number: 280400938

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122