THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan
Attorney at Law
Nashville Bank & Trust Bldg.
4525 Harding Rd., Ste. 200
Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 05/08/08 09:20 2 pg
Fees:13.00 Taxes:469.53

20080508-0047513

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 6th day of May, 2008.

Natasha Bilbrey
Notary Public
My Commission Expires: 6/20/11

NATASHA BILBREY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Jonathan L. Williams
221 Steamboat Court
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
062-02A-142.00 CO

KNOW ALL MEN BY THESE PRESENTS that **Julie L. Hardy n.k.a Julie Anderson, married** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto **Jonathan L. Williams, unmarried**, his heirs and assigns, my entire right, title and interest in and to a certain tract and/or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 142 on the Plan of River Trace Estates, Phase 1, Section II, of record in Plat Book 6900, Page 158, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Julie L. Hardy, unmarried by Warranty Deed from John W. Mouvery, II and wife, Amanda Mouvery, of record as Instrument No. 20030303-0027499, Register's Office for Davidson County, Tennessee.

This is improved property known as: **221 Steamboat Ct., Nashville, TN 37214**.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: Any and all visible easement on or across the property; rights or claims of parties in possession not shown by the public records; encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises; owners' association assessments or fees for

subsequent years, if applicable, a lien not yet due and payable; county and/or city taxes for subsequent years, a lien not yet due and payable; and any matter of public record. Said taxes have been prorated between the parties as of the date of this instrument, with the **GRANTORS** paying their prorata share thereof to **GRANTEE** who will be responsible for payment of said taxes.

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 hand this 6th day of May, 2008.

Julie Anderson

Julie L. Hardy n.k.a. Julie Anderson

Hugh Anderson

Hugh Anderson*

***Hugh Anderson hereby joins in the execution of this instrument for the purposes of conveying any and all interest he may have in this property by virtue of his marriage to Julie Anderson.**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Julie L. Hardy n.k.a Julie Anderson & Hugh Anderson**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 6th day of May, 2008.

Notary Public

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/2/709