WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/13/08 11:31 2 pg:
Fees:13.00 Taxes:592.00

20080513-0049219

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark C. Antonutti	Franklin American Mortgage Co.	Map 95-14
(NAME) 2139 Sanborn Drive	(NAME) 501 Corporate Center, Ste 400	Parcel 16
(ADDRESS) Nashville, TN 37210	(ADDRESS) Franklin, TN 37067	
(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, **RITA KAY WILLIAMS AND TIMOTHY E. WILLIAMS, TRUSTEES FOR THE TIMOTHY E. WILLIAMS LIVING TRUST DATED MARCH 24, 2005, AS TO A ONE-HALF DIVIDED INTEREST, AND RITA KAY WILLIAMS AND TIMOTHY E. WILLIAMS, TRUSTEES FOR THE RITA KAY WILLIAMS LIVING TRUST DATED MARCH 24, 2005, AS TO A ONE-HALF INTEREST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK C. ANTONUTTI, MARRIED,** 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. 92 on the Plan of Elm Hills Acres, Section One, of record in Plat Book 2331, page 67, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Timothy E. Williams and Rita Kay Williams, Trustees For The Timothy E. Williams Living Trust Dated March 24, 2005, as to a one-half divided interest, by Quitclaim Deed dated May 4, 2005 from Timothy E. Williams and Rita K. Williams of record in Instrument #20050512-0053624, said Register's Office and being the same property conveyed to Rita Kay Williams and Timothy E. Williams, Trustees For The Rita Kay Williams Living Trust Dated March 24, 2005, as to a one-half interest, by Quitclaim Deed from Timothy E. Williams and Rita K. Williams of record in Instrument #20050512-0053625, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes and (b) all matters appearing on the plan of record in Book 2331, page 67, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2139 Sanborn Drive, Nashville, Tennessee 37210

(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 9th day of May, 2008.

Rita Kay Williams, Trustee

Rita Kay Williams, Trustee

Timothy E. Williams, Trustee

Timothy E. Williams, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Rita Kay Williams and Timothy E. Williams, 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, and who further acknowledged that they are the Trustees of The Timothy E. Williams Living Trust Dated March 24, 2005 and The Rita Kay Williams Living Trust Dated March 24, 2005, and who further acknowledged that they are authorized by said Trust Agreements to execute the within instrument as Trustees of said Trusts.

Witness my hand and official seal at Nashville, Tennessee this 9th day of May, 2008.

Commission expires:

Amy Adams Gowan

Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010