RETURN TO:

JACK CASE WILSON
TITLE ASSOCIATES LLC
5560 FRANKLIN PIKE CIRCLE
BRENTWOOD TN 37027

Davidson County DEEDWARR
Recvd: 06/16/08 10:13 2 pgs
Fees:13.00 Taxes:573.50

20080616-0061530

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-0804000252

# WARRANTY DEED

DEBBIE SINIARD
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 3rd day of June, 2008

Notary Public

MY COMMISSION EXPIRES: 7/21/10

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Charles D. Ward, Jr**<br>**3728 Seasons Drive**<br>**Antioch, TN 37013** | SAME | **150-12-0A-057.00** |

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,

**Ruby A. Davis, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Charles D. Ward, Jr., married and Charles D. Ward, Sr., 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. 731 on the Plan of Somerset, a Planned Unit Development, Phase IV, of record in Plat Book 7900, pages 978 and 979, 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 Ruby A. Davis by Warranty Deed from Derrick J. Anderson and wife, Shawna L. Anderson, dated 11-15-01 and recorded 11-20-01 in Instrument Number 20011120-0127150, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Unimproved ( )

This is improved ( X) property known as **3728 Seasons Drive, Antioch, TN 37013**

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 3rd day of June, 2008.

Ruby A. Davis

**Ruby A. Davis**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby certify, that on this 3rd day of June, 2008, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the above-named Grantor(s), Ruby A. Davis, known to me or satisfactorily proved to be the person(s) whose name(s) he/she/they subscribed to the within instrument and acknowledge that he/she/they executed the same for the purposes therein contained.

Witness my hand and official seal this 3rd day of June, 2008.

Notary Public

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
8-16-08

My Commission Expires: 8/16/08