File No. 280700711

WARRANTY DEED

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 9/20/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Sidwell, Barrett & Welch, P.C.
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 08/04/08 08:47 2 pgs
Fees:13.00 Taxes:573.50
20080804-0079637

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regina Newsom-Snell	New Owner	060-07-0-1142.02
(NAME)	(NAME)	
3104 Stanwyck Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jennie Ann Williams Rossi, trustee of The George S. Williams and Margaret R. Williams Joint Revocable Living Trust Agreement U/A/D April 05, 1995, nka The Margaret R. Williams Revocable Living Trust** hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Regina Newsom-Snell, a married woman,** hereinafter called the grantee, thier 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, State of Tennessee, described as follows to wit:
Beginning at a point 97.5 feet East on the Northeast corner of Lot No. 9 on the plan of Hillhurst Acres, Section One, as shown of record in Book 2331, Page 51, Register's Office for Davidson County, Tennessee. Thence Southerly parallel with the Easterly line of the aforesaid Lot No. 9, 210 feet to a point 97.5 feet East of the Southeast corner of said Lot No. 9, thence South 83 degrees 14 minutes East 100 feet to a point; thence Northerly and parallel to the East line of the aforesaid Lot No. 9, 218.58 feet to a point in the Southerly margin of Stanwyck Drive; thence Westwardly with the Southerly margin of Stanwyck Drive 100 feet to the point of beginning.

Being the same property conveyed to G. Stanley Williams and wife, Margaret Ann Williams by deed from Herman T. Cobb and wife, Edna Cobb of record in Book 3799, Page 54 on 08/10/1964 and filed for record on 08/10/1964, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to George S. Williams and wife, Margaret R. Williams Trustees U/A/D 04/05/1995 by deed from G. Stanley Williams and wife, Margaret Ann Williams of record in Book 9880, Page 60 on 04/05/1995 and filed for record on 12/06/1995, Register's Office for Davidson County, Tennessee.
The said George S. Williams having since died on May 5, 2003, leaving Margaret R. Williams as sole surviving Trustor/Trustee of The George S. Willliams and Margaret R. Williams Joint Revocable Living Trust Agreement U/A/D April 5, 1995 by amendment the name of Trust was changed to The Margaret R. Williams Revocable Living Trust and Jennie Ann Williams Rossi was appointed as Trustee of the same.

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 ☐

This is improved ☒ property, known as 3104 Stanwyck Drive, Nashville, TN 37207
(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 GRANTEE, thier heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, thier 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/our hands this 31st day of July, 2008.

Jennie Ann Williams Rossi, trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Jennie Ann Williams Rossi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the trustee of The George S. Williams and Margaret R. Williams Joint Revocable Living Trust Agreement U/A/D April 05, 1995, **nka The Margaret R. Williams Revocable Living Trust**, the within named bargainor, and that she as such successor trustee, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name by herself as Jennie Ann Williams Rossi as successor trustee.

Witness my hand at office this 31st day of July, 2008.

Commission expires:

Notary Public

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

File Number: 280700711

RETURN TO:

AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072