# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/08 11:03 2 pgs
Fees:13.00 Taxes:240.50

20080804-0079864

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Bicentennial Title & Escrow, 2280 Rosa L. Parks Blvd. Suite 300, Nashville, TN 37228

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ron Wills | New Owner | 108-12-0A-055.00 |
| (NAME) | (NAME) | |
| 3315 Quail View Dr. | " | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | " | |
| (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, **Clarissa Derrick, married and husband Gary Derrick,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ron Wills, a married man,** 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 Unit 19, Lot No. 43 on the Condominium Site Plan, Phase Seven, Lots 29-52 & 80, Section Four, Quail Valley, of record in Plat Book 5200, Pages 522-523, and revised in Plat Book 6900, page 815, in the Register's Office for Davidson County, Tennessee, to which Plan reference is made herein for a more complete and accurate legal description of said property.

See attached Exhibit A for continuation of legal description.

Being the same property conveyed to CLARISSA DERRICK, MARRIED AND HUSBAND, GARY DERRICK, by deed from CHRISTOPHER JOHN THOMAS, of record in Book 11751, page 925, and rerecord as Instrument No. 20000901-0086513 and corrected as Instrument No. 20080620-0063813 dated November 17, 1999, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3315 Quail View Dr., Nashville, TN 37214
(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 24th day of July 2008.

Clarissa Derrick

Gary Derrick

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Clarissa Derrick Gary Derrick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of July 2008.

Commission expires:

Notary Public

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

Exhibit A

The property described above was removed from the Condominium Site Plan, Phase Seven, Lots 29-52 & 80, Section Four, Quail Valley, of record in Plat Book 5200, pages 522-523, by Instrument of record in Book 7716, page 824, and in Book 6900, page 815, but has been re-annexed into said Plan by Resolution of Quail Valley Homeowner's Association, Inc. of record in Book 11401, page 410, and Quitclaim Deed, of record in Book 11401, page 416, in the Register's Office for Davidson County, Tennessee.