WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/11/08 15:23 2 pg
Fees:13.00 Taxes:420.78

20080811-0082640

File No.: 2008070013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,725.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2008

Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer J. Williams and Sean P. Williams	WFHM	071-15-0 429.00
(NAME)	(NAME)	
1203 Pennock Avenue	PO BOX 11701	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Newark NJ 07101-4701	
(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, I/WE, Deborah Smith, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer J. Williams and husband, Sean P. Williams, 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. 26 on the Map of Crutcher's Subdivision of the Lucy H. Lindsley Property, as of record in Book 161, page 129, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deborah Smith by Warranty Deed from Noal Dean Whitehead and Charlene Whitehead Allen, dated November 15, 2005 and recorded in Instrument Number 20051121-0140092, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1203 Pennock Avenue, Nashville, TN 37207
(House Number) (Street) (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 my/our hand(s) this 25th day of July, 2008.

Deborah Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Deborah Smith, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 25th day of July, 2008.

Amanda Vaughn
Notary Public

My Commission Expires 1/24/09

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206