Davidson County DEEDWARR
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Fees:13.00 Taxes:332.63

20081223-0122388

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH DAY OF DECEMBER, 2008. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: November 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie Willis and Stephen Patrick Willis	Peoples Home Equity	08713003500
(NAME) 4332 Central Valley	(NAME) 213 Ward Circle Ste 201	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) , TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, Mary Williams, a widow, and sole heir of John R. Senter hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Leslie Willis and Stephen Patrick Willis, wife and husband 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:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot 16, PLAN OF CENTRAL VALLEY FOREST, as shown on plat of record in Plat Book 5800, Page 72, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John R. Senter by Warranty Deed from Drema Mace, married, recorded August 6, 2002 in Instrument No. 20020806-0094640, in the Register's Office, Davidson County, Tennessee. John R. Senter have since died on June 29, 2007 having no spouse or children, his father predeceased him leaving his mother Mary Williams his sole surviving heir per probate file number 07P-1369 in the Seventh Circuit Court of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☒ property, known as 4332 Central Valley, Hermitage, TN 37076 (unimproved)

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, has 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 pluarl, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19th day of December, 2008.

Mary Williams by Diana Reed her attorney in fact
Mary Williams by Diana Reed, her attorney in fact

STATE OF TENNESSEE
COUNTY OF Wilson

On this the 19th day of December, 2008, before me personally appeared Diana Reed, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Mary Williams, and who acknowledged that he/she executed the same as the free act and deed of the said Mary Williams, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book *, page _____, said Register's Office..

*20081223-0123387

Witness my hand and official seal, this 19th day of December, 2008.

Tabatha Edwards
Notary Public

My commission expires: _____

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: November 7, 2011