File No. 290400358

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

X Joe H Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2009.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 11.28.09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 04/22/09 08:55 3 pgs
Fees:18.00 Taxes:37.00
20090422-0036297

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Williams	Joe Williams	074-12-0-173.00
(NAME)	(NAME)	
8207 Jordan Lane	Same	
(ADDRESS)	(ADDRESS)	
Hermitage, TN. 37076		
(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Lydell Trent Mullins and Sherry F. Mullins, husband and wife, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Joe Williams and/or Beverlee Williams, husband and wife, hereinafter called the grantee(s), 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 a reversed parcel of land as indicated on the Subdivision Plat of Hermitage Hills, Section 7, as of record in Plat Book 3300, Pages 1 and 2, Register's office for Davidson County, Tennessee. The said parcel is also noted as being Parcel 173 on County Tax Map 74-12, and more particularly described as follows:

(This property has not been surveyed, the bearings and distances noted are computed or taken from the plat of record.)

Beginning at a point in the southerly right of way line of Bonnalawn Drive, said point being the end of the right of way of the said drive, and being located in the northwest direction and approximately 370 feet from the westerly right of way line of Jacksonian Drive, the point also being the northwest corner of the Timothy Allen Williams and Andrea Williams property, as of record in Instrument No. 20011031-00118623, said Register's Office. The said Williams property is also noted as being Lot No. 851of Hermitage Hills, Section 7.

Thence with Lot No. 851, South 55° 37'00 East, 170.80 feet to a point, the point being the northerly line of Lot 531, Hermitage Hills, Section 5, as of record in Plat Book 3300, Pages 62 and 63, said Register's office.

Thence with Section 5 and along the northerly line of Lots 531-536, the following bearings and distances:

Thence South 36° 20' 0" West 125.30 feet to a point;
Thence South 28° 18'0" West 179.50 feet to a point;
Thence South 13° 11'00" West 179.50 feet to a point, the point being located in the southerly line of the First American National Bank property, as of record in Book 2098, Page 161, said Register's office; thence, with the Bank property, North 04° 01' 18" East, 545.94 feet to a point, the point being located in the end of the right of way of the said Bonnalawn Drive; thence, with the end of the right of way, south 55° 37' 00" East, 25.48 feet to the point of beginning.

Being the same property conveyed to Lydell Trent or Sherry F. Mullins by Final Decree Confirming Sale from Claudia C. Bonnyman, Clerk and Master of record in Book 9928, Page 625 on February 21, 1995 and filed for record on January 26, 1996, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 3300, Pages 62 & 63, Register's Office of said County.

Subject to all matters as set forth on the plat of record in Plat Book 3300, Pages 1 & 2,
Register's Office of said County.

(This property has not been surveyed, the bearings and distances noted are computed or taken from the plat of record.)

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 0 Bonna Lawn Drive, Hermitage, TN 37076

(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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 hands this 17th day of April, 2009.

Lydell Trent Mullins

Sherry F. Mullins

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lydell Trent Mullins and Sherry F. Mullins, husband and wife the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 17th day of April, 2009.

Commission expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File Number: 290400358

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of ~~the~~ electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.