WARRANTY DEED

G-VRE-09-337

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF May 2009.

Notary Public

MY COMMISSION EXPIRES: 9-19-2011
(AFFIX SEAL)

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Williams	NEW OWNER (NAME)	
337 Cross Timbers Drive (ADDRESS)	SAME (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	128-14-28.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL A. TRIGIANI, MARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK WILLIAMS AND CATHY M. WILLIAMS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 105, HARPETH PARK, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3700, PAGE 58, 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 BY QUITCLAIM DEED FROM LISA TESORO TRIGIANI TO MICHAEL A. TRIGIANI AS RECORDED ON THE 7TH DAY OF MAY, 2003 IN INSTRUMENT NO. 20030507-0061319 AND DEED FROM KHOSROW SAEEDPOUR AND WIFE, SHAHIN SAEEDPOUR TO LISA TESORO TRIGIANI AND WIFE, MICHAEL TRIGIANI AS RECORDED ON THE 28TH DAY OF AUGUST, 1997 IN BOOK 10585, PAGE 398, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. MICHAEL TRIGIANI HAVING SINCE MARRIED TO BRANDY N. BARNES. THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD:
PLAN OF RECORD IN PLAT BOOK 3700, PAGE 58.
RESTRICTIVE COVENANTS OF RECORD IN BOOK 3990, PAGE 68.

unimproved ( )
This is improved (X) property, known as 337 Cross Timbers Drive, Nashville, Tennessee 37221
(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.

BILL GARRETT, Davidson County
Trans: T20090034998 DEEDWARR
Recvd: 05/28/09 09:22 2 pgs
Fees: 13.00 Taxes: 654.90
20090528-0048793

Witness my/our hand(s) this 21st day of May, 2009.

Michael A. Trigiani

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 21st day of May, 2009.

Notary Public

My Commission Expires: 05/10/12

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903