File No. 290900049

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090067136 DEEDWARR
Recvd: 10/02/09 11:14 2 pgs
Fees: 13.00 Taxes: 425.50
20091002-0091617

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$115,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/11/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alma Williams	Suntrust Mortgage, Inc.	052130B04100CO
(NAME) 2314 Benay Rd.	(NAME) P.O. Box 57028	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Irvine, CA 92619-7028	
(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, I, **Dorsha James, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Alma C. Williams, an unmarried woman**, hereinafter called the grantee(s), Her 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 No. 56 of the Condominium Site Plan, Phase II-A of River Glen, a Planned United Development, of record in Plat Book 6900, Page 818, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Dorsha James, unmarried by deed from Ava Nicole Wallace Deguira (formerly known as Ava Nicole Wallace) of record in Instrument 20060321-0032297 on 03/20/2006 and filed for record on 03/21/2006, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) 2009 Real property taxes are a lien but are not yet due and payable; (2) All matters as set forth per Plat Book 6900, Page 650-651, Plat Book 6900, Page 808, Plat Book 6900, Page 818, said Register's Office; (3) Master Deed and By-Laws filed for record in Book 7566, Page 571, Amended in Book 7724, Page 289, Instrument 20040915-0111299, Instrument 20040915-0111301, said Register's Office; (4) Sewer Line Easement to Nashville of record in Book 7061, Page 172, said Register's Office; (5) Water Line Easement to Nashville of record in Book 7061, Page 196, said Register's Office; (6) Access Easement to Cross Properties of record in Book 7296, Page 484, said Register's Office; (7) Anchor Easement to Nashville of record in Book 8046, Page 354, said Register's Office; (8) Sewer Line Easement to Nashville of record in Book 9523, Page 164, said Register's Office; (9) Water Line Easement to Nashville of record in Book 9523, Page 168, said Register's Office; (10) Charter of Homeowner's Association as shown of record in Book 8069, Page 158, said Register's Office.

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 2314 Benay Road, 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 GRANTEE(S), Her 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), Her 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 30th day of September, 2009.

Dorsha James

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named, Dorsha James, 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 30th day of September, 2009.

Commission expires: 1/11/11

Notary Public

File Number: 290900049

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY