WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090070153 DEEDWARR
Recvd: 10/15/09 10:01 2 pgs
Fees:13.00 Taxes:308.95
20091015-0095443

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00

Eric Matthew Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2009.

Vicki Benjamin
Notary Public

MY COMMISSION EXPIRES: 2/3/10
(AFFIX SEAL)

VICKI BENJAMIN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Matthew Scott	Eastman Credit Union	
(NAME) 400 Pitts Ave.	(NAME) 201 S. Wilcox Drive	05316008000
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Kingsport, TN 37662	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20091361

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, James Caleb Williams and Donald Kerry Williams and Mary Ann Williams**, heirs at law of Mary Elizabeth Thompson Williams, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eric Matthew Scott**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 1 on the Final Plat of the A.W. Legion Property, as of record in Instrument No. 20050214-0016615, Register's Office for said County, to which record reference is hereby made for a more particular description thereof.

BEING a portion of the property conveyed to ~~Jim Williams and Donald Williams and Mary Ann Williams~~ * by Warranty Deed from Henry S. Sadler and wife, Maude F. Sadler dated September 3, 1946 and filed of record in Book 1432, Page 167, Register's Office for Davidson County, Tennessee. The said Anderson Williams died 5/14/2004, leaving the said Mary Elizabeth Thompson Williams the surviving tenant by the entirety and sole owner of said land. The said Mary Elizabeth Thompson Williams, died 12/07/2008, survived by her children Jim Williams, Donald Williams and Mary Ann Williams.

James Caleb Williams and Jim Williams being one and the same person.
Donald Kerry Williams and Donald Williams being one and the same person.

unimproved ☐
This is improved ☒ property, known as 400 Pitts Ave., Old Hickory, TN 37138
(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 30th day of September, 2009.

Mary Ann Williams

James Caleb Williams

Donald Kerry Williams

*Anderson Williams and wife, Mary Elizabeth Thompson Williams

STATE OF TENNESSEE

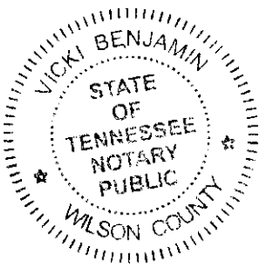
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within James Caleb Williams and Donald Kerry Williams and Mary Ann Williams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that James Caleb Williams and Donald Kerry Williams and Mary Ann Williams executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2009.

Commission expires:

2/3/10



Vicki Benjamin

Notary Public