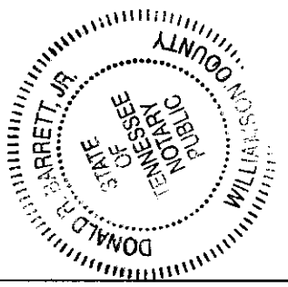
File No. 291000172

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 10/23/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090074790 DEEDWARR
Recvd: 11/03/09 11:06 2 pgs
Fees:13.00 Taxes:1089.65

20091103-0101399

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley V. Meis	NEW OWNER	172-9-A-158
(NAME) 1021 Heathfield Circle	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, Roydell Williams, married***, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Ashley V. Meis, a single person and Kevin D. Antoon, a single person, as tenants in common with right of survivorship,** hereinafter called the grantee(s), 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 Lot No. 156 on the Final Plat of Section Four Banbury Crossing, of record in Instrument No. 20000114-0004987, Instrument No. 20000114-0004988 and Instrument No. 20000114-0004989, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to ROYDELL WILLIAMS by deed from JASON PARKS AND WIFE, HEATHER PARKS of record in Instrument 200509290117168 on 09/27/2005 and filed for record on 09/29/2005, Register's Office for DAVIDSON County, Tennessee.

* Annabelle Williams, wife of Roydell Williams, joins in this instrument to convey any and all interest in said property.

All matters as set forth per Plat Book 9700, Page 549, Instrument No. 20000114-0004987, Instrument No. 20000114-0004988, and Instrument No. 20000114-0004989, said Register's Office.

Restrictions of record in Book 4148, Page 75, Book 4148, Page 196, Book 4148, Page 247, Book 4148, Page 254, Book 4148, Page 261, Book 4148, Page 264, Book 4148, Page 292, Book 4693, Page 690, Book 10369, Page 48, Book 10962, Page 516, Book 11218, Page 180, Instrument No. 20030728-0105031, Instrument No. 20051020-0126681, said Register's Office.

By-Laws of record in Instrument No. 20020610-0070239, said Register's Office

Storm water Detention Agreement Easement of record in Instrument No. 20000111-0004044, said Register's Office.

Transmission Line Easement of record in Book 2438, Page 460, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 11187, Page 575, Register's Office for said County.

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

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 1021 Heathfield Circle, Brentwood, TN 37027

(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), 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), 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 28th day of October, 2009.

Roydell Williams

Annabelle Williams

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Roydell Williams and Annabelle Williams, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 28th day of October, 2009.

Commission expires: 10/23/13

Notary Public

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: 291000172

RETURN TO:

Sidwell Title

121 First Ave. South, Ste. 200

Franklin, TN 37064