WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090075082 DEEDWARR
Recvd: 11/03/09 15:22 2 pgs
Fees: 13.00 Taxes: 469.90

20091103-0101671

G-VRE-09-422

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 04/23/2013
(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
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
Emily Hope Williams	First State Bank	
422 English Ivy Drive	(NAME) 480 Oil Well Rd, 2nd Flr	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Jackson, TN 38305	161-11D-68.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we APRIL RICHARDSON, SINGLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EMILY HOPE WILLIAMS,A SINGLE WOMAN, 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 68, BUILDING M, VILLAGES OF BRENTWOOD, PHASE VII, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 777, 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 TO APRIL RICHARDSON, SINGLE BY WARRANTY DEED FROM SHARON S. GARRETT, UNMARRIED, RECORDED ON THE 30TH DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051230-0156985, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 6900, PAGE 777; BOOK 7231, PAGE 789; BOOK 7472, PAGE 108; BOOK 7679, PAGE 109; BOOK 7231, PAGE 809; BOOK 8197, PAGE 338; AND BOOK 7663, PAGE 928, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 422 English Ivy Drive, Nashville, Tennessee 37211
(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 hand(s) this 30th day of October, 2009.

April Richardson by
April Richardson
Kelly Dougherty attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of October, 2009, before me personally appeared Kelly Dougherty to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of April Richardson, single and who acknowledged he/she/they executed the same as the free act and deed of the said April Richardson, single.

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

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

Record and return to:
Hallmark Title Company
3027 Highway 31W
White House, TN 37188