BILL GARRETT, Davidson County
Trans:T20090087798 DEEDWARR
Recvd: 12/31/09 09:14 2 pgs
Fees:13.00 Taxes:458.80
20091231-0118756

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-091200962

WARRANTY DEED

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 29th day of DECEMBER, 2009

Notary Public

MY COMMISSION EXPIRES: 11/22/10

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KINDELL B. WILLIAMS **3307 COLBY DRIVE** **NASHVILLE, TN 37211**	New Owner	**133-07-0-011.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DOVE L. BENNETT, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KINDELL B. WILLIAMS, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 5 on the revised Plan of Parma Heights, Section 2, as of record in Book 2083, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dove L. Bennett, unmarried, by Warranty Deed from Christopher C. Grooms and wife, Donna G. Grooms, dated 7-27-07 and recorded 8-2-07 in Instrument No. 20070802-0091950, in the Register's Office for Davidson County, Tennessee.

The Conveyance is subject to the matters as set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, covenants, and restrictions (as may be amended and supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shows on the plat of Revised Plan of Parma Heights, Section 2, as recorded in Plat Book 2083, Page 71, in the Register's Office for Davidson County, Tennessee.

Covenants, Conditions and Restrictions s set forth I Deed recorded in Book 2153, Page 14, in the Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **3307 COLBY DRIVE, NASHVILLE, TN 37211**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 29th day of DECEMBER, 2009.

Dove L. Bennett

DOVE L. BENNETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DOVE L. BENNETT the bargainor(s) 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 at Nashville, Tennessee this 29th day of DECEMBER, 2009.

Commission Expires:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

Gail C. Victory
Notary Public