File No. 290601056

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100000133 DEEDWARR
Recvd: 01/04/10 10:21 2 pgs
Fees:13.00 Taxes:116.55
20100104-0000190

LYNN LIGHT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,500.00

Mickey Williams
Affiant

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

Lynn D. Vaught
Notary Public

MY COMMISSION EXPIRES: 3-20-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mickey Williams	Mickey Williams	16210014700
(NAME)	(NAME)	
716 KATHY CIRCLE	Same	
(ADDRESS)	(ADDRESS)	
GALLATIN TN 37066		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Deborah Suzanne Suddath**, unmarried, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Mickey Williams (as to a one-half undivided interest), Louis Catignani (as to a one-half undivided interest) and Matthew Tidwell (as to a one-half undivided interest)**, hereinafter called GRANTEES, their 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 all of Lot No. 147, on the plan of Brook-View-Estates, Section 2, of record in Plat Book 4460, Page 163, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Deborah Suzanne Suddath and spouse, Gary Lee Root by Warranty Deed from Dawn E. Wells, a single person of record in Book 8722, Page 441 on 08/31/1992 and filed for record on 09/04/1992, Register's Office for Davidson County, Tennessee. The said Gary Root having since died on October 8, 2008, leaving Deborah Suddath the sole surviving tenant by the entirety.

This conveyance is subject to All matters as set forth per Plat Book 4460, Page 163 and Restrictions of record in Book 4689, Page 561, Register's Office for Davidson County, Tennessee.

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 601 Amelia Drive, Nashville, TN

(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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 my/our hands this 30th day of December, 2009.

Deborah Suzanne Suddath

Deborah Suzanne Suddath

STATE OF TENNESSEE

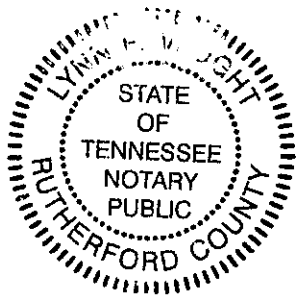
COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Deborah Suzanne Suddath, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of December, 2009.

Commission expires: 3-20-2011

Notary Public



File Number: 290601056

RETURN TO:

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129