BILL GARRETT, Davidson County
Trans: T20100009986 DEEDWARR
Recvd: 02/19/10 10:20 2 pgs
Fees: 13.00 Taxes: 92.50

20100219-0012765

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

Subscribed and sworn to before me, this 18TH DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/07/11

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Wilkerson and Scott Williams, as tenants in common, each having an undivided one-half (1/2) interest	SAME (NAME)	Map 148-14-0
8125 Whites Creek Pike (ADDRESS)	(ADDRESS)	Parcel 338.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Roy Newsom, Jr. Married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jason Wilkerson and Scott Williams, as tenants in common, each having an undivided one-half (1/2) interest, hereinafter called the Grantees, 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 NO. 2, A RESUBDIVISION OF LOT 92, ON THE MAP OF BLANCHARD HEIGHTS SUBDIVISION OF RECORD IN INSTRUMENT NUMBER 20080305-0022014, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ROY NEWSOM, JR., BY DEED FROM HOUSEHOLD FINANCIAL CENTER, INC., OF RECORD IN INSTRUMENT NUMBER 20071102-0129408, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING UNIMPROVED PROPERTY WITH AN ADDRESS OF 3803 CREEKSIDE DRIVE, NASHVILLE, TN 37211 AND SUBJECT TO EASEMENTS AS DESCRIBED IN DEED OF RECORD IN INSTRUMENT NO. 20080305-0022014, SAID REGISTER'S OFFICE.

GRANTOR HEREBY CERTIFIES THAT THE PROPERTY HEREIN CONVEYED IS NOT MARITAL PROPERTY AND HIS SPOUSE HAS NO INTEREST WHATSOEVER IN SAID PROPERTY.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 3803 Creekside Drive, Nashville, TN 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 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 my/our hand(s) this 18th day of February, 2010.

ROY NEWSOM, JR.

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Roy Newsom, Jr., to me known to be the person (s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Goodlettsville, TN, on this the 18th day of February, 2010.

Mary Birthright
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-7-11



PREPARED BY AND RETURN TO:
BIRTHRIGHT TITLE & ESCROW, LLC.
515 RIVERGATE PARKWAY, STE. 111
GOODLETTSVILLE, TN 37072