BILL GARRETT, Davidson County
Trans:T20100014347 DEEDWARR
Recvd: 03/10/10 13:34 2 pgs
Fees:13.00 Taxes:81.40
20100310-0018483

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00

Affiant

Subscribed and sworn to before me, this 8TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 11-7-11

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

WARRANTY DEED

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	same	MAP071-04-0, PARCEL 250
	(NAME)	
8125 Whites Creek Pike		
(ADDRESS)	(ADDRESS)	
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 Ronald C. Williams an undivided one-half (1/2) interest and Loniel Green, Jr. an undivided one-half (1/2) interest, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jason Wilkerson and Scott Williams, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 97, AS SHOWN ON THE MAP ENTITLED SHEPARDWOOD SUBDIVISION, SECTION 2, OF RECORD AS PLAT BOOK 4460, PAGE 66, 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 RONALD C. WILLIAMS AND LONIEL GREENE, JR., BY DEED FROM GLENN M. JAMISON, JR., OF RECORD AS INSTRUMENT NO. 20060601-0064177, DATED MAY 30, 2006, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LONIEL GREENE, JR., IS EXECUTING THE HEREIN WARRANTY DEED AS ATTORNEY-IN-FACT FOR RONALD C. WILLIAMS, BY SPECIFIC POWER OF ATTORNEY, OF RECORD IMMEDIATELY PRIOR HERETO IN INSTRUMENT NO. 20100310-0018482, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT MARITAL PROPERTY.

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

unimproved ( )
This is improved (X) property, known as 2505 Bethwood Drive, Nashville, TN 37207
(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 8th day of March, 2010.

Ronald C. Williams & his attorney-in-fact Loniel Greene Jr.

WARRANTY DEED
(Continued)

Ronald C. Williams, by his attorney-in-fact, Loniel Green, Jr.

Loniel Green, Jr.

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

Personal Acknowledgment [TCA § 66-22-107(a)]

State of TENNESSEE)
County of DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State LONIEL GREENE, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8TH day of MARCH, 2010.

Notary Public

My commission expires: 11-7-11

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Acknowledgment for Person Signing under Power of Attorney [TCA § 66-22-107(c)]

State of TENNESSEE)
County of DAVIDSON)

On this 8th day of March, 2010, before me personally appeared LONIEL GREENE, JR., 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 RONALD C. WILLIAMS, and who acknowledged that he executed the same as the free act and deed RONALD C. WILLIAMS.

Notary Public

My commission expires: 11-7-11

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011