BILL GARRETT, Davidson County
Trans:T20100018516 DEEDWARR
Recvd: 03/30/10 13:39 2 pgs
Fees:13.00 Taxes:814.00
20100330-0023674

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Samuel Tadros
3112 Pony Ridge Way
Antioch, TN 37013

MORTGAGEE
Bank of America, NA
3011 Armory Drive, Ste. 120
Nashville, TN 37204

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 164-10-0-A
PARCEL 143.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Billy S. Williams and wife, Nicole H. Williams,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Samuel Tadros and wife, Sally Mehany,** 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. 189 on the Plan of Village Three, Summerfield, as shown by plat of record in Instrument No. 20001006-0099706, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Billy S. Williams and Nicole H. Williams by deed from Rex Creviston Homes, LLC, dated September 30, 2003 and filed of record in Instrument No. 20031028-0158706, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 11588, Page 484; amended in Book 11669, Page 376; amended in Instrument No. 20010308-0021946, amended in Instrument No. 20010504-0046260; By-Laws of record in Instrument No. 20010504-0046261; Charter of record in Instrument No. 20010326-0028531; Storm Water Detention Agreement of record in Instrument No. 20000113-0004777; Easement of record in Instrument No. 20000913-0091247; 20000913-0091248; 20000913-0091249; Quitclaim Deed of record in Instrument No. 20010514-0049520; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 20001006-0099706, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **3112 Pony Ridge Way Antioch, TN 37013.**

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 25th day of March, 2010.

Billy S. Williams

Billy S. Williams

Nicole H. Williams

Nicole H. Williams

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Billy S. Williams and Nicole H. Williams, husband and wife, 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 this 25th day of March, 2010.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $220,000.00.

Samuel E Todros

AFFIANT

Subscribed and sworn to before me this 25th day of March, 2010.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

My Commission Expires: 1.2.12