BILL GARRETT, Davidson County
Trans:T20100019934 DEEDWARR
Recvd: 04/06/10 10:29 2 pgs
Fees:13.00 Taxes:481.00
20100406-0025559

Warranty Deed

TABITHA N. CALHOUN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 6, 2013	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $130,000.00. Affiant Subscribed and sworn to before me, this the 29th day of March, 2010. Notary Public My commission expires: 5/6/2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jordan Williams	New Owner	Map: 173-09-A
2725 Dracut Lane		Parcel: 692.00CO
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LAINIE A. SOMMERVILLE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JORDAN WILLIAMS, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 737 on the Plan of Section One of Phase Eight, Lenox Village, of record in Instrument 200608240104608, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer E. Dunphy, a single person by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument 200707020078801, Register's Office for Davidson County, Tennessee, dated June 30, 2007.

Being the same property conveyed to Lainie A. Sommerville, unmarried by deed from Jennifer E. Dunphy, a single person of record in Instrument 200810170104736, Register's Office for Davidson County, Tennessee, dated July 9, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2725 Dracut Lane, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of March, 2010.

Lainie A. Sommerville

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lainie A. Sommerville, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of March, 2010.

Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Advantage Title & Escrow
3325 Aspen Grove Drive
SUITE 202
Franklin, TN 37067
615-786-0940
4422