WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100025103 DEEDWARR
Recvd: 04/27/10 14:58 2 pgs
Fees:13.00 Taxes:279.35
20100427-0031941

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$75,500.00.**

Affiant

Subscribed and sworn to before me this 22 day of April, 2010

Notary Public

My Commission expires: 4-15-12
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sara Christians	WR Starkey Mortgage, L.L.P.	075-07-0-221.00
310 Andrew Jackson Place	5055 W. Park Blvd., Suite 300	
Hermitage, TN 37076	Plano, TX 75093	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Roger Williams and Nancy K. Yates, as joint tenants in common with right of survivorship**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sara Christians**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 46A on the plan of Zone Lot Division of Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, Rachel's Square, Section Two, of record in Book 6250, page 540, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roger G. Williams, from Stephen M. Hall, unmarried, by deed on October 13, 2004, of record in Instrument Number 20041019-0125799, Register's Office for Davidson County, Tennessee. Further conveyed to Roger Williams and Nancy K. Yates, as joint tenants in common with right of survivorship, by Quitclaim deed from Roger Williams, of record in Instrument Number 20050401-0035292, said Register's Office.
Roger Williams; Roger G. Williams and Roger Glen Williams is one and the same person.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 6250, page 540, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6455, page 135; and book 6519, page 512; and Book 6619, page 777; and Book 8030, page 757, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6683, page 376, Register's Office for Davidson County, Tennessee.

This is improved property known as: **310 Andrew Jackson Place, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 22, 2010.

Roger Glen Williams
Roger Williams

Nancy K Yates
Nancy K. Yates

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roger Williams and Nancy K. Yates,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 22, 2010

My commission expires 4-15-12

Elizabeth Maison
Notary Public

