Cumberland Title

Davidson County DEEDWARR
Recvd: 06/01/10 14:14 3 pgs
Fees:17.00 Taxes:0.00
20100601-0041932

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2005.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Kathleen Sage	Countrywide Home Loans	118-10-0
2916 McNairy Lane	4500 Park Granada	GROUP
Nashville, Tennessee 37204	Calabasas, CA 91302-1613	PARCEL 052.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Three Hundred Sixty Thousand Dollars and Zero Cents ($360,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Lindsey B. Williams, Jr. and wife, Susan L. Williams, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kathleen Sage and Bobby S. Bruton, wife and husband, 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 65 and part of Lot 66 on the Plat of Sutton Hill Section of Marengo Park as of record in Book 974, page 67, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of McNairy Lane, located 16.0 feet south of the common corner of Lots Nos. 65 and 66; thence with said margin North 91.0 feet to the common corner of Lots Nos. 65 and 64; thence with the common line between said lots southeasterly 333.0 feet to the rear lot line and the easterly line of said plan; thence southerly 235.0 feet along the rear line of said Lots Nos. 65 and 66 to the common rear corner of Lots 66 and 67; thence northwesterly with the line between said lots 177.9 feet to the rear line of the property conveyed to Ira T. Adams and wife at Book 3185, page 551, said Register's Office; thence with Adams easterly or rear line, northeasterly 60.5 feet; thence with Adams northerly said line 298.7 feet to the point of beginning. This is all of said Lots 65 and 66 except for that portion conveyed to said Adams at said Book 3185, page 551, said Register's Office.

BEING the same property conveyed to Lindsey B. Williams, Jr. and wife, Susan L. Williams, by deed dated July 28, 1989, from David Stewart Mathews, an unmarried person, of record in Book 7901, page 204, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 2916 McNairy Lane, Nashville, Tennessee 37204

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 10th day of November, 2005.

Lindsey B. Williams, Jr.

Susan L. Williams

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Lindsey B. Williams, Jr. and Susan L. Williams, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of November, 2005.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

BK/PG:3747/21-22

05055045

DEED	
11/16/2005	09:48 AM
BATCH	59847
MTG TAX	0.00
TRN TAX	1332.00
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	1345.00

STATE of TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

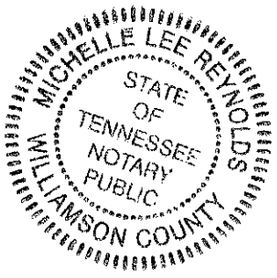
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

900