WARRANTY DEED

J.D. KIOUS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/17/2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
503 North Maple Street, Suite A
Murfreeboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cheryl B. Williams	USAA Federal Savings Bank	07800004200
(NAME)	(NAME)	
5349 Tidwell Hollow Rd.	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	San Antonio, TN 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20100036822 DEEDWARR
Recvd: 06/17/10 09:38 2 pgs
Fees:13.00 Taxes:1109.63
20100617-0047043

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ralph E. Cotnoir and wife, Dianne Booth Cotnoir**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cheryl B. Williams and husband, Michael P. Wiliams, Jr.**, 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:

Land in Davidson County, Tennessee, being described according to a survey made by Southern Land Surveying Company, Inc. dated December 3, 1967, as follows:

Beginning on the northeasterly margin of Tidwell Hollow Road, said point being the northeast corner of the property conveyed to James A. Lewis and wife, of record in Book 4138, Page 833, Register's office for said County; thence with Lewis' northeastern boundary line north 38 deg. 31 feet west 1125.22 feet; thence north 13 deg. 34 min. East 322.09 feet; thence south 40 deg. 31 min. east 1313.47 feet to the northwesterly margin of Tidwell Hollow Road; thence with the same south 49 deg 29 min west 300 feet to the point of beginning containing 7.81 acres, more or less.

Being the same property conveyed to Ralph E. Cotnoir and wife, Dianne Booth Cotnoir by Warranty Deed dated May 25, 1993 and filed for record in Book 8975, page 106 of the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5349 Tidwell Hollow Rd., Nashville, TN 37218

(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 our hands this 15th day of June, 2010.

Ralph E. Cotnoir

Dianne Booth Cotnoir

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 15th day of June, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ralph E. Cotnoir and Dianne Booth Cotnoir**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
5/17/2014

Notary Public,

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY