Prepared by:
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BILL GARRETT, Davidson County
Trans:T20100051068 DEEDWARR
Recvd: 08/17/10 13:12 2 pgs
Fees:13.00 Taxes:1997.63
20100817-0065001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $539,900.00

Affiant

Subscribed and sworn to before me, this 13th day of August 2010.

Notary Public
My commission expires: 9/8/2013

DEBORAH M. BERRIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Brent David Hessel		11512001600
709 Vosswood Dr.	New Owners	
Nashville TN 37205		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Adam Windham James and wife Patricia Ann James hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Brent David Hessel and spouse Barbara Valdes Hessel hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of West Meade Farms Inc., Section "H", as of record in Plat Book 2133, page 17, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Adam Windham James and wife, Patricia Ann James by deed dated December 21, 2001 from Timothy S. Buppert and Linda K. Buppert, both unmarried, of record in Instrument No. 20011227-0142568, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by statute. The company assumes no liability for taxes assessed by correction

pursuant to the provision of TCA 67-5-7603 et seq 2) All matters appearing on plan of West Meade Farms, Inc., Section H of record in Book 2133 Page 17, Register's Office for Davidson County, Tennessee

This property is improved property known as 709 Vosswood Dr., Nashville, Tennessee 37205

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 13th day of August, 2010.

Adam Windham James by Nancy M. Tice Atty.
Adam Windham James, by Nancy M. Tice
His Attorney-in-fact
his attorney in fact

Patricia Ann James by Nancy M. Tice,
Patricia Ann James, by Nancy M. Tice
Her Attorney-in-fact
her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of August, 2010, before me personally appeared Nancy M. Tice to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Adam Windham James and Patricia Ann James acknowledged that such person executed the same as the free act and deed of Adam Windham James and Patricia Ann James. pursuant to a power of attorney in Doc. # 20100817-0064999 and Doc. # ..... , said Register's Office.

Sheri Prow Parsons
Notary Public

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires January 23, 2012
File NO: 06546