Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(3)

WARRANTY DEED

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$130,000.00~~ $120,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2010

Notary Public

MY COMMISSION EXPIRES: 9/23/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria E. Molina Paez, unmarried woman and Beau T. Keeling, unmarried man	NEW OWNER	75-13-008400
(NAME)	(NAME)	
3845 Bonnacreek Drive		
(ADDRESS)	(ADDRESS)	MST 2010-0377
Hermitage, TN37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **James W. Williamson Jr. and wife, Edith J. Williamson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria E. Molina Paez, unmarried woman and Beau T. Keeling, unmarried man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 330 on the plan of Hermitage Hills, Section Three, of record in Book 2900, page 97, said Register's Office.

Said Lot No. 330 fronts 80.0 feet on the southeasterly margin of Bonnacreek Drive and extends back 173.6 feet on the northeasterly line and 182.4 feet on the southwesterly line to a broken line in the rear, measuring 120.0 feet thereon.

Being the same property conveyed to James W. Williamson, Jr., and spouse, Edith J. Williamson by warranty deed of Anthony Migliore, a single person, dated June 2, 1995, of record in Book 9690, page 768, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. 2010 Tax a lien but not yet due and payable. Restrictive covenants of record in Book 3097, page 413, said Register's Office. Subject to all matters appearing on the plan of Hermitage Hills, Section 3, of record in Plat Book 2900, page 97, said Register's Office.

This property, known as 3845 Bonnacreek Drive, Hermitage, TN 37076
(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.

BILL GARRETT, Davidson County
Trans:T20100062179 DEEDWARR
Recvd: 10/01/10 14:37 2 pgs
Fees:13.00 Taxes:447.33
20101001-0078637

Witness my/our hand(s) this 24TH DAY OF SEPTEMBER, 2010.

James W. Williamson Jr. by Jimmy E. Allen Jr. his attorney in fact

Edith J. Williamson by Jimmy E. Allen Jr. her attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jimmy E. Allen, Jr., Attorney-in-Fact for James W. Williamson, Jr., and Edith J. Williamson, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said James W. Williamson, Jr. and Edith J. Williamson, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Instrument No. 20101001-0078636, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 28th day of September, 2010.

Notary Public My Commission Expires: 6-19-12

(SEAL)

KENDRA SAVAGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN