BILL GARRETT, Davidson County
Trans:T20100073411 DEEDWARR
Recvd: 11/19/10 09:01 2 pgs
Fees:13.00 Taxes:403.30
20101119-0092563

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
John W. Williams
1290 Twelve Stones Crossing
Goodlettsville, TN 37072

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 064-11-0-A
PARCEL 044.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Charles E. Hall and wife, Willette H. Hall,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John W. Williams and wife, L. Pearl Williams,** 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 Lot No. 44 on the Plan of Caleb Chase, a Planned Unit Development, of record in Book 6250, Pages 821 & 822, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles E. Hall and Willette H. Hall, husband and wife by deed from Russell B. Parmele, Jr. and wife, Diane P. Parmele, dated November 28, 1994 and filed of record in Book 9531, Page 919, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6777, Page 453; Corrected in Book 6783, Page 805; Amended in Book 7189, Page 553; First Amendment in Instrument No. 20100603-0043191; Charter in Book 6927, Page 370; Amended in Book 8109, Page 791; Quitclaim Deed in Book 7242, Page 554; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6250, Page 821 and 822, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **707 North Chestnut Court Hermitage, TN 37076.**

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 16th day of November, 2010.

Charles E. Hall

Charles E. Hall

Willette H. Hall

Willette H. Hall

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles E. Hall and wife, Willette H. Hall, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of November, 2010.

NOTARY PUBLIC

DEBRA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $109,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of November, 2010.

NOTARY PUBLIC

DEBRA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12