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

(1)

WARRANTY DEED

ASHLEY S. HEATH
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 $370,000.00

Melissa Hooker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 2011

Ashley S Heath
Notary Public

MY COMMISSION EXPIRES: March 18, 2014
(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
John Williamson, Jr.	NEW OWNER	105-09-204.00
(NAME)	(NAME)	
185 Ross Lane		
(ADDRESS)	(ADDRESS)	
Hartwell, GA 30643		
(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, Jeffrey C. Maddox, unmarried and Charles Caudell, unmarried and James C. Woodard, II, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Williamson, Jr. and Kathie E. Williamson, husband and wife, 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 part of Lot No. 34 in the Waverly Place as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 34 begins at the southwest corner of Prospect and Jowett Avenues running thence with the southerly margin of Prospect Avenue westerly 50 feet; thence southerly 158 feet, more or less, to an alley; thence with said alley, eastwardly 50 feet to the westerly margin of Jowett Avenue; thence with the westerly margin of Jowett Avenue northerly 159 feet, more or less, to the beginning.

Included in the above description but excluded from the above referenced property is the property conveyed to the Nashville Housing Authority, by deed of record in Book 4347, page 781, said Register's Office.

Being the same property conveyed to Jeffrey C. Maddox, Charles Caudell and James C. Woodard, II by warranty deed of Robert Bernstein, unmarried, dated December 11, 2009, of record in Instrument No. 20091222-0116469, 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. Map & Parcel No. 1050902-0400 Subject to all matters appearing on the plan of record in Plat Book 57, page 95, Register's Office of Davidson County, Tennessee.

This property, known as 1001 Acklen Avenue, Nashville, TN 37203
(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:T20110034450 DEEDWARR
Recvd: 06/09/11 09:14 2 pgs
Fees:13.00 Taxes:1369.00
20110609-0044089

Witness my/our hand(s) this 3rd DAY OF June, 2011.

Jeffrey C. Maddox

Charles Caudell

James C. Woodard, II

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey C. Maddox, with whom I am personally acquainted (or provided 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 the 3rd day of June, 2011.

Notary Public

My Commission Expires: 6-19-12

(SEAL)

KENDRA SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Caudell, 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 the 3rd day of June, 2011.

Notary Public

My Commission Expires: 6-19-12

(SEAL)

KENDRA SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James C. Woodard, II, 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 the 3rd day of June, 2011.

Notary Public

My Commission Expires: 6-19-12

(SEAL)

KENDRA SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN