BILL GARRETT, Davidson County
Trans:T20110065480 DEEDWARR
Recvd: 10/19/11 13:57 3 pgs
Fees:18.00 Taxes:795.50
20111019-0081450

This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 14 day of October, A.D., 20 11, by and between

Ramsey L. James and wife, Kimberly H. James

First Parties, and

HAROLD WILLIAMS & WIFE TYRA WILLIAMS
Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of --------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 212 ON THE PLAN OF PHASE SIX, SECTION FOUR, APPLE VALLEY, A RESIDENTIAL PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT NO. 20051206-0146631, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO RAMSEY L. JAMES AND WIFE, KIMBERLY H. JAMES BY WARRANTY DEED FROM H & J BUILDERS, INC. RECORDED OCTOBER 24, 2006 IN INSTRUMENT NO. 20061024-0131902 AND AGAIN ON OCTOBER 24, 2006 IN INSTRUMENT NO. 20061024-0131919,IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
HAROLD & TYRA WILLIAMS
4252 OCTOBER WOODS DR
ANTIOCH TN 37013

RESPONSIBLE TAXPAYER:
OWNER

MAP 182-12 GRP A PARCEL 98.00

CLT # _____

MR-PA-173398

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

X _____ X _____

Ramsey L. James Kimberly H. James

✓STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ramsey L. James and wife, Kimberly H. James , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of August, 20 11.

✓ _____ Notary Public

AMBER HOOD — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

My Commission Expires: My Commission Expires Jan. 7, 2013

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 215,000.00. Affiant Harold D. Will.

Subscribed and sworn to before me this 14th day of October, 20 11.

My Commission Expires: 3-30-15

TISHA C. BALDWIN — NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENNESSEE

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