BILL GARRETT, Davidson County
Trans:T20110067894 DEEDWARR
Recvd: 10/31/11 09:15 2 pgs
Fees:13.00 Taxes:4810.00
20111031-0084294

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51034
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeffrey O. Williams Kristy J. Williams 4910 Maymanor Circle Nashville, Tennessee 37205	New Owner

TAX MAP-PARCEL NUMBERS: 116020B04500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,300,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Albert E. Ambrose, Jr. and*Frances J. Ambrose,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey O. Williams and spouse, Kristy J. Williams** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

* spouse

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Hill Place, of record in Book 7900, page 913 and pages 923 through 932 (at page 929), as amended in Book 9854, page 235, and Book 10058, page 112, Register's Office for said County, to which Plan reference is hereby made for a more complete description

Being the same property conveyed to Albert E. Ambrose, Jr. and spouse, Frances J. Ambrose, by Warranty Deed from David H. Rue and spouse, Linda B. Rue, dated June 10, 2009 and recorded on June 12, 2009, of record in Doc. No. 20090612-0054918 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, Page 913 and pages 923 through 932, amended in Book 9854, page 235 and Book 10058, page 112, said Register's Office, which Plan shows a minimum building setback lines and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9645, page 85, Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, and Doc. No. 20010510-0048634, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4910 Maymanor Circle, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of October, 2011.

Albert E. Ambrose, Jr.

Frances J. Ambrose

State of TENNESSEE

County of DAVIDSON

On this 28th day of October, 2011 , before me the undersigned authority, personally appeared Albert E. Ambrose, Jr.*Frances J. Ambrose , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

*and wife,

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,300,000.00

Affiant

Sworn and subscribed before me this the 28th day of October, 2011

My Commission Expires: 11/7/2011

Notary Public

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY