WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: February 21, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leigh Ann Meadows	Fifth Third Mortgage Company	47-00-0/27.00
(NAME)	(NAME)	
5486 Old Hickory Blvd.	5001 Kingsley Dr.	
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015	Cincinnati, OH 45227	
(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, **Roger D. Williams and wife, Patricia E. Williams,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leigh Ann Meadows, an unmarried woman and Carla Williams, an unmarried woman,** 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:

Lying in the 13th formerly 25th Civil District of said County on the headwaters of Sulphur and Bull Run creeks an original plan being of record in Book 161, page 177 Register's Office of Davidson County, Tennessee and being known as part of tract no. 24 of the Dr. E. E. Brown farm formerly the Governor Roberts property and shown on a copy of a survey made May 16th, and 24th, 1949 by John D. Kerr county surveyor for Rutherford County, Tennessee and being described as follows:

Beginning at a stake in the easterly margin of Old Hickory Blvd the same being the common corner of tracts No. 23 and 24; thence with the east margin of Old Hickory blvd south 16 degrees west 420.75 feet to a point; thence south70 degrees 34' east approximately 825 feet to a point; thence north 2 degrees east 495 feet to a stake at the common corner of tracts 23 and 24; thence with the line between said tracts north 74-3/4 degrees west 693 feet to the point of beginning containing 8.2 acres more or less.

Being the same property conveyed to Roger D Williams and wife Patty Williams by deed dated June 17th, 2005 and filed for record in Book 20050620-0070125 Register's Office of Davidson County, Tennessee.

Subject to any and all existing easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of record in Plat Book 161, page 177, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

unimproved ☐

This is improved ☒ property, known as 5486 Old Hickory Blvd., Ashland City, TN 37015

(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:T20110078707 DEEDWARR
Recvd: 12/13/11 09:03 2 pgs
Fees:13.00 Taxes:592.00
20111213-0096915

Witness our hands this 1st day of December, 2011.

Roger D. Williams

Patricia E. Williams

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Roger D. Williams and wife, Patricia E. Williams the bargainor (s), 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 and official seal at Nashville, Tennessee this 1st day of December, 2011.

Commission expires: February 21, 2012

Judith C. Jacobs Notary Public

