Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed and sworn to before me, this 13 day of December 2011

Notary Public
My commission expires: 6/22/15

ROSEMARY P. SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 12/14/11 13:34 3 pgs
Fees:18.00 Taxes:1184.00
20111214-0097392

Address of New Owner:	Send Tax Bills to:	Tax Information
P. Laray Rector 1131 Sequoya Trail Columbia, TN 38401	P. Laray Rector 1131 Sequoya Trail Columbia, TN 38401	118-13-0-158.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Sadie Billingsley hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to P. Laray Rector hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot no. 24 on the Plan of Lipscomb Heights as of record Plat Book 2083 Page 61 Register's Office for said County.

Lot No. 24 fronts 90 feet on a curve on the northerly margin of Alberta Court, said curve having a radius of 175 feet and a length of 172.77 feet. Said Lot No. 24 runs back on the westerly side in a northeasterly direction 224.28 feet to a point in the rear line of Lot no. 19' thence in an easterly direction 185 feet along the rear line of lot Nos. 19 and 20; thence in a southerly direction 85 feet to a point ;thence in a southwesterly direction 253.9 feet to the northerly margin of Alberta Court.

Being the same property conveyed to Dorris Bradford Billingsley and wife Sadie G. Billingsley by deed from Ira T. Adams and wife Martha S. Adams of record in Book 2543 page 97 Register's Office for Davidson County, Tennessee. The said Dorris Bradford Billingsley died on January 22, 2007, leaving his wife, Sadie G. Billingsley, as the surviving tenant-at-law or owner by right of survivorship.

This conveyance is made subject to the following: 1) If improvements are completed after January 1 of any year, the Law requires supplemental

assessment for the year in which improvements are completed as defined by statute. The company assumes no liability for taxes assessed by correction pursuant to the provision of TCA 67-5-7603 et seq 2) All matters appearing on plan of Lipscomb Heights of record in Book 2083 Page 61, Register's Office for Davidson County, Tennessee

This property is improved property known as 905 Albert Ct, Nashville, Tennessee 37204-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 15 day of December, 2011.

Sadie Billingsley

Sadie Billingsley

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sadie Billingsley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of December, 2011.

Notary Public

My Commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 06945

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

