BILL GARRETT, Davidson County
Trans:T20120058574 DEEDWARR
Recvd: 08/07/12 15:33 2 pgs
Fees:13.00 Taxes:455.10

20120807-0070445

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

Subscribed and sworn to before me, this 7TH DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Williams, unmarried	Same as new owner	053060A16900CO
2141 Riverway Drive (ADDRESS)	(NAME) (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Bobby Joe Tuttle and wife, Beatriz Tuttle, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael L. Williams, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 169, ON THE PLAN OF PHASE TWO, WATERFORD SUBDIVISION, OF RECORD IN PLAT BOOK 7900, PAGE 412, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BOBBY JOE TUTTLE, UNMARRIED, BY DEED FROM LELAND P. BRANTLEY, JR. AND WIFE, TARA G. BRANTLEY, OF RECORD BY INSTRUMENT NO. 20000828-0084779, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

BEATRIZ TUTTLE JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

BEATRIZ TUTTLE EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF BOBBY JOE TUTTLE, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20120807 0070445, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2141 Riverway Drive, Old Hickory, TN 37138
(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.

Witness my/our hand(s) this 7th day of August, 2012.

WARRANTY DEED
(Continued)

Bobby Joe Tuttle
Bobby Joe Tuttle

By: Beatriz Tuttle attorney in fact
Beatriz Tuttle, Attorney-in-Fact

Beatriz Tuttle
Beatriz Tuttle

State of Tennessee
County of Davidson

On this 7th day of August, 2012, before me personally appeared Beatriz Tuttle, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bobby Joe Tuttle and acknowledged that such person executed the same as the free act and deed of Bobby Joe Tuttle.

Mary Birthright
Notary Public

My commission expires: 11-3-15

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beatriz Tuttle, the herein 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, this the 7th day of August, 2012.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072