# WARRANTY DEED

R-AN-12-706

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Nettie G. Williamson | Access National Mortgage | |
| 706 Hart Avenue (ADDRESS) | (NAME) 1800 Robert Fulton Dr # 350 (ADDRESS) | |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Reston, VA 20191 (CITY) (STATE) (ZIP) | 82-8-231.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TERRANCE C. WILLIAMSON AND WIFE KELLIE R. WILLIAMSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NETTIE G. WILLIAMSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: UNMARRIED

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 18, MCNISH'S SUBDIVISION OF THE J.W. MCFARRIN 6 1/2 ACRE TRACT IN EAST NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 129, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TERRANCE C. WILLIAMSON AND WIFE, KELLIE R. WILLIAMSON BY QUIT CLAIM DEED FROM RICHARD C. WILLIAMSON, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE, RECORDED ON THE 15TH DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060615-0071231, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 57, PAGE 129 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved ( X ) property, known as 706 Hart Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans:T20120078151 DEEDWARR
Recvd: 10/15/12 13:28 2 pgs
Fees:13.00 Taxes:314.50
20121015-0094247

Witness my/our hand(s) this 10th day of October, 2012.

Terrance C. Williamson

Kellie R. Williamson

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 10th day of October, 2012.

Notary Public

My Commission Expires: 1-01-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903