(2)

WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01289-11985

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2012

Notary Public:

MY COMMISSION EXPIRES: 11-12-16
(AFFIX SEAL)

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Austin Donald Williams	PrimeLending	Parcel ID:
928 Warren St.	18111 Preston Road, Ste. 900	08116070300
Nashville, TN 37208	Dallas, TX 75252	

FOR AND IN 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

Thaddeous D. Roper and Monica Roper, both unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Austin Donald Williams

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:

Land in Davidson County, Tennessee, being Lot 12 and Northerly one-half of Lot No. 11, Clement M. Holt's Plan of Lots in the City of Nashville, a plat which is of record in Book 21, Page 33, Register's Office for said County.

Said Lot No. 12 and the northerly one-half of Lot No. 11 front together 69 feet on the Easterly side of Warren Street, formerly Holt Street, and extend back between parallel lines Easterly to an alley, the North line of said Lot No. 12 running 138 feet along the Southerly line of Jackson Street to said alley.

BEING the same property conveyed to Thaddeous D. Roper and wife, Monica Roper by deed from Affordable Housing Resources, Inc., of record in Instrument 20021008-0122848, dated September 30, 2002, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 21, Page 33, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 928 Warren St., Nashville, TN 37208

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 our hands this 17th day of December, 2012.

Thaddeous D. Roper

Monica Roper

BILL GARRETT, Davidson County
Trans:T20120096928 DEEDWARR
Recvd: 12/19/12 09:59 2 pgs
Fees:13.00 Taxes:555.00
20121219-0116781

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 Thaddeous D. Roper and Monica Roper, 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 at Nashville, Tennessee, this 17th day of December, 2012.

My Commission Expires: 5/5/15

Notary Public

