BILL GARRETT, Davidson County
Trans:T20130018166 DEEDWARR
Recvd: 03/05/13 15:57 2 pgs
Fees:13.00 Taxes:777.00
20130305-0022062

Warranty Deed

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $210,000.00. William R. Greenleaf Affiant Subscribed and sworn to before me, this the 28th day of February, 2013. J. Brandon Miller Notary Public My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William R. Greenleaf & Jennifer B. Greenleaf	New Owner(s)	
5135 Regent Drive		082-15-206.00
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANDERSON W. WILLIAMS AND WIFE, KATHLEEN C. WILLIAMS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM R. GREENLEAF AND JENNIFER B. GREENLEAF, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lot 8 and all of Lots 9 and 10 of Zollicoffer's Plan of Lots, of record in Book 19, Page 162, Register's Office for Davidson County, Tennessee, described according to a survey made by Barge, Waggoner & Sumner, Engineers, dated April 7, 1971, as follows:

Beginning at an iron pin in the north margin of Fatherland Street, said pin being located 150 feet West from the northwest intersection of Fatherland and South Sixth Street; thence with the margin of Fatherland Street, South 65 deg. 15' West, 98 feet to an iron pin; thence North 25 deg. 27' West, 170 feet to an iron pin in the south margin of Alley No. 260; thence with the margin of same, North 65 deg. 15' East, 98 feet to an iron pin; thence South 25 deg. 27' East, 170 feet to the beginning.

Being the same property conveyed to Anderson W. Williams and wife, Kathleen C. Williams by Deed from Trustees of Tulip Street United Methodist Church of record in Instrument No. 20040414-0041735, Register's Office for Davidson County, Tennessee, dated March 31, 2004 and recorded on April 14, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 513 Fatherland St., Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of February, 2013.

Anderson W. Williams

Kathleen C. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anderson W. Williams and Kathleen C. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of February, 2013.

Notary Public

My Commission Expires: 9-9-2014

