WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-11-17

(AFFIX SEAL)

PHYLLIS KEENAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Fogarty	Wells Fargo Bank N.A. New Owner	
(NAME)	(NAME)	
5199 Regent Dr.	800 WAlnut Street	160-3-62
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Des Moines IA 50309	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **WILLIAM H WILLIAMS AND WIFE, IMOGENE WILLIAMS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH B. FOGARTY AND WIFE, RACHEL K. FOGARTY,** 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 the 6th Civil District of Davidson County, Tennessee, being Lot No. 235, on the plan of Haileywood Estates, Section 8-B, as of record in Book 2854, page 148, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Regent Drive, common corner of Lots 235 and 236; thence southerly with the line between said two lots, 142.1 feet to a point; thence north 82° 53' east 180 feet to a point in the westerly margin of Anchorage Drive; thence with said margin north 7° 07' west 226.5 feet to a point; thence around a curve northwesterly39.1 feet to a point in the southerly margin of Regent Drive; thence with said margin westerly122.5 feet to the point of beginning.

Being the same property conveyed to William H. Williams and wife, Imogene Williams, by Warranty deed from Buford B. Walker and wife, Louise H. Walker dated October 26, 1967 and recorded in Book 3459, page 497, Register's Office for said County.

Alan Williams is appointed Attorney in Fact for the said William H. Williams and wife, Imogene Williams by Durable General Power of Attorney of record in Instrument No. 20110908-0069775 and Instrument No. 20110908-0069776, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 5199 Regent Drive, Nashville, TN 37220

(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.

BILL GARRETT, Davidson County
Trans:T20130029427 DEEDWARR
Recvd: 04/11/13 08:30 2 pgs
Fees:13.00 Taxes:976.80
20130411-0035728

Witness our hands this 9th day of April, 2013.

William H Williams, By: Alan Williams, Attorney in Fact

Imogene Williams, By: Alan Williams, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this ~~8th~~ 9th day of April, 2013, before me personally appeared Alan Williams, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William H. Williams, and who acknowledged that he executed the same as the free and act deed of William H. Williams.

Witness my hand and official seal at Nashville, Tennessee this ~~8th~~ 9th day of April, 2013.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this ~~8th~~ 9th day of April, 2013, before me personally appeared Alan Williams, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Imogene Williams, and who acknowledged that he executed the same as the free and act deed of Imogene Williams.

Witness my hand and official seal at Nashville, Tennessee this ~~8th~~ 9th day of April, 2013.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017