WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/13 13:48 3 pgs
Fees:18.00 Taxes:270.10
20130502-0044424

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-23-2014

(AFFIX SEAL)

SANDRA S. JACKSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melvil Le Rhun	New Owner	060-16-0-079.00
(NAME)	(NAME)	
2704 Brunswick Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-3424		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Eulalee Williamson, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Melvil Le Rhun**, hereinafter called the GRANTEE(S), their heirs and/or 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 No. 28 on the Plan of Capitol View, of record in Plat Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Eulalee Williamson, unmarried, by Deed from William A. Thompson and wife, Virginia Ruth Thompson as recorded on Janiary 4, 2000 in Instrument No. 20000104-0000956, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters per Plat of record in Plat Book 974, Page 52 and 53, (2) Restrictive covenants contained in an instrument of record in Book 1108, Page 471, and (3) Easement of record in Book 4153, Page 972, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2704 Brunswick Drive, Nashville, TN 37207-3424
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01291-10348
SMG TN Warranty Deed

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/or 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/or 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 hand this 30th day of April, 2013.

E. Williamson

Eulalee Williamson

State of Tennessee
County of Williamson

Personally appeared before me Eulalee Williamson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2013.

Notary Public Sandra S. Jackson
My Commission Expires: 11-23-2015

SANDRA S. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, Kathy Jones, a notary public for this county and state, Sandra S. Jackson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-22-13

KATHY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY