BILL GARRETT, Davidson County
Trans:T20130076417 DEEDWARR
Recvd: 09/04/13 12:24 2 pgs
Fees:13.00 Taxes:684.50

20130904-0093133

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130700477

WARRANTY DEED

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 29th day of AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREW WILLIAMS **959 BEECH BEND DRIVE** **NASHVILLE, TN 37221**	**Regions Bank d/b/a** **Regions Mortgage** **2050 Parkway Office Circle** **Birmingham, AL 35244**	**156-02-0-201.00**

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,

SARAH SCOBEY AND HUSBAND, WILLIAM SCOBEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANDREW WILLIAMS AND LACEY WILLIAMS, HUSBAND AND WIFE

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 No. 767 on the Plan of Section Four, Harpeth Woods, of record in Plat Book 5200, page 560, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Sarah Scobey, married, by Warranty Deed from Cindy L. Stewart Freeman, dated 7/25/08 and recorded 7/28/08 in Instrument No. 20080728-0076689, in the Register's Office of Davidson County, Tennessee.

The undersigned William Scobey spouse of Sarah Scobey joins in the execution of this instrument for the purpose of conveying to the Grantees all of his right, title, claim and interest in and to the above described property, including but not limited to, his homestead, dower, and any and all other marital rights.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **959 BEECH BEND DRIVE, NASHVILLE, TN 37221**
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 29th day of AUGUST, 2013.

Sarah Scobey
SARAH SCOBEY

WILLIAM SCOBEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SARAH SCOBEY AND HUSBAND, WILLIAM SCOBEY the bargainor(s) 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 Franklin, Tennessee, this 29th day of AUGUST, 2013.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014