WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130089505 DEEDWARR
Recvd: 10/17/13 11:47 2 pgs
Fees:13.00 Taxes:204.23

20131017-0108569

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,197.08

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 5.3.16

(AFFIX SEAL)

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry J. Williams	CedarStone Bank	10803006800
(NAME)	(NAME)	
3055 Casa Drive	1499 N Mt Juliet Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Mt. Juliet, TN 37122	
(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, I, **Rachel M. Brent, an unmarried person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Larry J. Williams, unmarried**, hereinafter called the GRANTEE(S), her 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 all of Lot No. 50-A, on the plan of Zone Lot Division, Lot Nos. 49 & 50, A Resubdivision of Lots 35 & 42-50, Section Five, Patio Villa, Lots 51-53, Section Five, Patio Villa, of record in Plat Book 6250, Page 451, amending Plat Book 5800, Page 335, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Van E. Brent, Jr. and wife, Rachel M. Brent by Deed from Victoria F. Holden, dated 04/30/1999 and filed for record on 05/03/1999 in Book 11459, Page 247, Register's Office for Davidson County, Tennessee. The said Van E. Brent, Jr. having since deceased on March 13, 2009 leaving Rachel M. Brent as sole surviving spouse.

This conveyance is subject to: (1) All matters as set forth per Plat Book 5800, Page 335 and Plat Book 6250, Page 451; (2) Restrictions of record in Book 6199, Page 70; (3) Deed of Conveyance of record in Book 6165, Page 742; (4) Avigation Easement and Contract of record in Book 9570, Page 785, said Register's Office.

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 3057 Casa Drive, Nashville, TN 37214-3917
(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 GRANTEE(S), her 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), his 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 4th day of October, 2013.

Rachel M. Brent

Rachel M. Brent

State of Tennessee
County of Wilson

Personally appeared before me Rachel M. Brent, 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 4th day of October, 2013.

Notary Public
My Commission Expires: 8-13-15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122