BILL GARRETT, Davidson County
Trans:T20130094374 DEEDWARR
Recvd: 11/05/13 09:07 2 pgs
Fees:13.00 Taxes:888.00
20131105-0114598

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2013.

Notary Public

My commission expires: _____
(AFFIX SEAL)

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Edward Williams	New Owner	**Map 127-00-0 Parcel 156-00**
7459 Huntwick Trail		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James Allan Satterfield and Laurel G. Satterfield, husband and wife

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

James Edward Williams, unmarried

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. 24, on the Plan of Huntwick Estates, Section 2, of record in Book 4860, Pages 89 and 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Allan Satterfield, by Deed from Ellen Ligon Quick, Heir at Law and Andrea Jordan Ligon, Heir at Law of Robert Virgil Ligon, Deceased and Ellen Ligon Quick, Personal Representative of the Estate of Robert Virgil Ligon, Deceased, dated November 10, 2008 of record in Instrument No. 20081120-0114236, Register's Office for Davidson County, Tennessee.

Laurel G Satterfield, spouse of the above named James Allan Satterfield, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 4860, Pages 89 and 90, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 5124, Page 142, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and paid by the Grantor(s) herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **7459 Huntwick Trail, 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 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 my/our hand(s) this **31st** day of **October, 2013.**

James Allan Satterfield

Laurel G. Satterfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James Allan Satterfield and Laurel G. Satterfield,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **October, 2013.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.