File Box 80

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130096810 DEEDWARR
Recvd: 11/13/13 14:03 2 pgs
Fees: 13.00 Taxes: 2294.00
20131113-0117429

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: [illegible] 2015

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark A. Williams	NEW OWNER	117130B08600CO
(NAME)	(NAME)	
111 Abbottsford		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215-2439		
(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, **Richard B. Penuel and wife, Lee S. Penuel**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mark A. Williams and Anne M. Williams , husband and wife,** , 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. 111 on a Plat of Phase One of Abbottsford, as of record in Plat Beck 6250, pages 419-421, amended in Book 6607, Page 529, Book 6771, Page 683, & in Book 6800, Page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard B. Penuel and wife, Lee S. Penuel by Deed from Gary W. Fox dba Realty Group, dated 05/25/1990 and filed for record on 05/30/1990 in Book 8118, Page 271, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard B. Penuel and wife, Lee S. Penuel as tenants in common by Deed from Richard B. Penuel and wife, Lee S. penuel and George V. Crawford Jr., Trustee, dated 08/27/1990 and filed for record on 08/28/1990 in Book 8183, Page 383, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 6250, Page 419, Plat Book 6250, Page 420, Plat Book 6250, Page 421, Book 6607, Page 529, Book 6771, Page 683, Book 6800, Page 164, said Register's Office.
Restrictions of record in Book 6478, Page 177, said Register's Office. Said restrictions were amended in Book 6530, Page 242, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 6537, Page 303, said Register's Office.
Restated and Amended Declaration of Covenants, Conditions and Restrictions and Bylaws of record in Book 8106, Page 1, as amended in Book 10458, Page 810 and Instrument 200103300030930, said Register's Office.
Said By-Laws were amended of record in Book 8627, Page 254, Book 9381, Page 876, said Register's Office.
Stormwater Detention Agreement of record in Book 6555, Page 328, said Register's Office.

Charter of record in Book 6548, Page 213, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Book 7175, Page 761, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

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 111 Abbottsford, Nashville, TN 37215-2439
(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), 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 our hands this 8th day of November, 2013.

Richard B. Penuel

Lee S. Penuel

State of Tennessee
County of Williamson

Personally appeared before me Richard B. Penuel and Lee S. Penuel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of November, 2013.

Notary Public
My Commission Expires: 8/21/17

DONALD R. HARDETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027