Davidson County DEEDWARR
Recvd: 01/30/14 15:58 4 pgs
Fees:23.00 Taxes:2131.20
**20140130-0008606**

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 31553-11-2013**<br>File Box 9-B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $576,000.00.<br>Janice Brackin Tucker<br>Affiant<br>Subscribed and sworn to before me this 30th day of January, 2014.<br>Notary Public<br>My Commission Expires: |

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Janice Tucker<br>728 Richfield Drive<br>Nashville, TN 37205 | SAME | Map and Parcel No.:<br>115 040 03000 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew B. Williams, II, and wife, Melanie B. Williams**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Janice Brackin Tucker** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 728 Richfield Drive, Nashville, TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 30th day of January, 2014. Andrew B. Williams, II

BY: Melanie B. Williams, Attorney-In-Fact

Andrew B. Williams, II
BY: Melanie B. Williams, Attorney-In-Fact

Melanie B. Williams

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Melanie B. Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2014.

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Melanie B. Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said **Andrew B. Williams, II** and is authorized by the said **Andrew B. Williams, II** to execute this instrument on his behalf.

Witness my hand, at office, this 30th day of January, 2014.

Notary Public

My Commission Expires:

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Brook Meade, Section V, of record in Plat Book 2133, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Andrew B. Williams, II, and wife, Melanie B. Williams, by deed dated October 20, 1997, from Georgeia H. Chesney, widow, of record in Book 10654, page 60, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 115 040 03000.
2. Restrictive covenants contained in an instrument of record in Book 2291, page 87, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 2133, page 102, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

