BOX 10-B

BILL GARRETT, Davidson County
Trans:T20140025648 DEEDWARR
Recvd: 04/16/14 10:54 2 pgs
Fees:13.00 Taxes:518.00
20140416-0031720

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

James E. Pridy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF APRIL, 2014.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFF I. WILLIAMS, ET UX	**SAME**	**083-07-0-217.00**
(NAME) **404 HOLLOW SPRING COURT**	(NAME)	
(ADDRESS) **BRENTWOOD, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **I, JAMES E. PRIDY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JEFF I. WILLIAMS AND WIFE, PATRICIA K. WILLIAMS,** 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. 9, on the Map of Part One, Hanley Subdivision, of record in Book 1424, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John E. Pridy and wife, Irene E. Pridy from Stanley C. Harris and wife, Louise Moore Harris, by deed dated July 18, 1962, of record in Book 3406, page 409, said Register's Office. The said Irene E. Pridy having since died on or about February 18, 1985. John E. Pridy further conveyed his interest to James E. Pridy and Billy G. Pridy, by Quitclaim Deed of record in Instrument No. 20020211-0017934, dated February 10, 2002, said Register's Office. Billy G. Pridy further conveyed his interest to James E. Pridy, by Quitclaim Deed of record in Instrument No. 20040226-0021959, dated February 25, 2004, said Register's Office.

This conveyance is subject to all matters as shown on the Plan of record in Book 1424, page 33, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4030, page 958, said Register's Office, and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR

unimproved ( )
This is improved(X) property, known as **917 RIVERSIDE DRIVE, NASHVILLE, TN 37206**
(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 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 my hand this 15th day of April, 2014.

James E. Pridy

JAMES E. PRIDY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James E. Pridy**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of April, 2014.

My commission expires: **May 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public