BILL GARRETT, Davidson County
Trans:T20140050822 DEEDWARR
Recvd: 07/16/14 09:05 3 pgs
Fees:18.00 Taxes:514.30

20140716-0062626

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-5030

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 139,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF July, 2014.

Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:
Colette Williams
604 Burgundy Dr
Madison, TN 37115

SEND TAX BILLS TO:
St. Thomas Credit Union
4230 Harding Place, # 103
Nashville, TN 37205

MAP-PARCEL:
04214002500

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, WE,

St. Thomas Hospital Employees Credit Union dba St. Thomas Credit Union

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Colette C. Williams, A Married Woman

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:

SEE EXHIBIT "A" ATTACHED

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **604 Burgundy Drive, Madison, TN 37115**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 3 day of July, 2014.

St. Thomas Hospital Employees Credit Union
d/b/a St. Thomas Credit Union

By: Mary B. Coleman
Name: Mary B Coleman
Title: Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Mary E Coleman with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Manager of **St. Thomas Hospital Employees Credit Union d/b/a St. Thomas Credit Union**, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Manager.

Witness my hand and official seal at office this 3 day of July, 2014.

DeAnna Gwyn
Notary Public

Commission Expiration: 4/7/2014

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 85 on the Plan of Sherry Heights, Section III, as of record in Book 2331, Pages 126 - 127, Register's Office for said County, to which reference is made for a more complete description.

SAID Lot fronts 180.00 feet on the North side of Burgundy Drive and runs back 275.30 feet on the East line and 301.00 feet on the West line to a dead line in the rear which measures 111.70 feet.

BEING a the same real property conveyed to Michael M. Catalano and wife, Joyce R. Catalano on 10/07/1965, by deed from Billie W. LaFever and wife, Elizabeth Anne LaFever, filed for record on 10/08/1965 in Book 3944, Page 631, said Register's Office. Property was then further conveyed to Joyce Fay Robinett Catalano on 05/10/1978, by quitclaim deed from Michael M. Catalano, filed for record on 05/15/1978 in Book 5265, Page 666, said Register's Office. Property further conveyed to Joyce Fay Robinett Catalano and Constance C. Roberts on 10/21/1996, by quitclaim deed from Joyce Fay Robinett Catalano, filed for record on 10/31/1996 in Book 10244, Page 687, said Register's Office. Joyce Faye Robinett Catalano having since died intestate on or about 10/13/2005, thereby vesting title to her heirs at law, Judith Catalano Hayes, Michael Lee Catalano, Constance Catalano Murphy and Colette Catalano Williams, as evidenced by Affidavits of Heirship of record in Instrument No. 20100326 – 0022471 and Instrument No. 20100326 – 0022472, said Register's Office. On 06/12/2006, Constance Catalano divorced, and the marital interest of Walter Newt Roberts, was conveyed to Constance Catalano, f/k/a Constance C. Roberts by virtue of divorce decree of record in Docket No. 05D-3449, in the 8th Circuit Court of Davidson County, Tennessee. Property was then further conveyed to Constance Catalano on 10/09/2009, by deed from Colette Catalano Williams, filed for record on 10/09/2009 in Instrument No. 20091009 – 0094328, and from deed dated 10/09/2009 from Judith Catalano Hayes, filed for record on 10/09/2009 in Instrument No. 20091009 – 0094327, and from deed dated 10/09/2009 from Michael Lee Catalano, filed for record on 10/09/2009 in Instrument No. 20091009 – 0094326, said Register's Office. Being further conveyed to Constance Murphy and Husband, John P. Murphy by deed from Constance Murphy, f/k/a Constance Catalano, of record in Instrument No. 20100326 – 0022469, dated March 18, 2010, said Register's Office.

Being the same property conveyed to St. Thomas Hospital Employees Credit Union d/b/a St. Thomas Credit Union from Mary Coleman, Successor Trustee by deed dated 01/06/2014 filed for record on 01/14/2014 in Instrument No. 20140114-0003472, in the Register's Office for Davidson