WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2014

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Melba L. Williams	NEW OWNER	Parcel ID:
2925 Rich Acres Dr.		06007009400
Nashville, TN 37207		

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

Willie Theresa Sowell, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Melba L. Williams , married

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:

BEING Lot No. 42 on the Plan of Hillhurst Acres, Section 3, as of record in Book 2331, Page 86, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Rich Acres Drive at the corner of Lots Nos. 41 and 42, thence with the line between said two lots, westerly 270.8 feet; thence North 1 degree 42 minutes East 11.8 feet to the corner of Lots Nos. 42 and 45; thence with the line between Lots Nos. 42 and 43, easterly 150.1 feet to the westerly margin of Rich Acres Drive; thence with the same southerly 95 feet to the beginning.

Being the same property conveyed to Willie Theresa Sowell, a married person, by deed from Gary Allen Anderson, Sr. and wife, Sarah Joyce Anderson and Robert Kenneth Anderson and wife, Belinda Gayle Anderson, of record in Instrument 20020228-0025552, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2485, Page 306, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 86, said Register's Office; (3) Drainage Easement of record in Book 8333, Page 70, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2925 Rich Acres Dr., Nashville, TN 37207

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 1st day of August, 2014.

Willie Theresa Sowell

Willie Theresa Sowell

BILL GARRETT, Davidson County
Trans:T20140056498 DEEDWARR
Recvd: 08/04/14 11:15 2 pgs
Fees:13.00 Taxes:314.50

20140804-0069567

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 Willie Theresa Sowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 2014.

My Commission Expires: 8/23/16

Notary Public

