RETURN TO:
stewart title
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

NEW OWNER:

Matthew Williamson
Shanna Corey
684 Granwood Boulevard
Old Hickory, TN 37138

SEND TAX BILLS TO:

~~NewOwner~~
Southeast Financial Credit Union
220 South Royal Oaks Blvd
Franklin, TN 37064

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0615

Map 063 Group 16-0-A Parcel 086.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140058459 DEEDWARR
Recvd: 08/11/14 09:00 2 pgs
Fees:13.00 Taxes:567.95
20140811-0071918

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty-three Thousand Five Hundred and 00/100 Dollars** ($153,500.00) cash in hand paid, the receipt of which is hereby acknowledged, **PAMELA G. HIGDON** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MATTHEW H. WILLIAMSON, an unmarried man, and SHANNA K. COREY, an unmarried woman** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

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. 309 on the plan of Hampton Park (Formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Pages 550, 551 and 552, corrected in Certificate of Correction of record in Book 7462, Page 445 (erroneously cited as Book 7641, Page 445 in prior deed) and by Surveyor's Certificate of Correction in Book 8110, Page 401, and by Amendment to Change Name of record in Book 8181, Page 112, all in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Pamela G. Higdon, unmarried, by Warranty Deed from Fox Ridge Homes, Inc., dated May 17, 1996, and of record in Book 10056, Page 842, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 684 Granwood Boulevard, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 7th day of **August, 2014**.

Pamela G. Higdon

PAMELA G. HIGDON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, PAMELA G. HIGDON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 7th day of **August, 2014**.

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 02-13-17

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The actual consideration or value, whichever is greater, for this transfer is $ **153,500.00** .

Tammy Duncan

AFFIANT

Sworn to and subscribed to before me 7th day of **August, 2014**.

NOTARY PUBLIC

My commission expires: _____

JAMIE PERRY NOTARY PUBLIC TENNESSEE NOTARY PUBLIC WILSON COUNTY COMMISSION EXPIRES 5-3-2016