Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREG FAIRBETTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel A. Williams 2304 Cloverdale Road Nashville, TN 37214	Cornerstone Home Lending 1177 West Loop South # 200 Houston TX 77027	95-7-85

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,

Doris Boyd Hardaway, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Samuel A. Williams, a single man

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 the 3rd Civil District of Davidson County, Tennessee, being Lot No. 224 on the Plan of Merry Oaks, of record in Plat Book 1835, Page 68, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Owen Hardaway, Jr. and wife, Doris Boyd Hardaway by Deed from McFarland Heights, Incorporated dated 03/16/1951 of record in Book 1945, Page 339, Register's Office for Davidson County, Tennessee. Owen Hardaway, Jr. died September 9, 1994 leaving property vested in Doris Boyd Hardaway as surviving tenant by the entirety.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 1835, Page 68, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2304 Cloverdale Road, Nashville, TN 37214**
(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 our hand(s) this 14th day of August, 2014.

Doris Boyd Hardaway
Doris Boyd Hardaway

BILL GARRETT, Davidson County
Trans:T20140061770 DEEDWARR
Recvd: 08/20/14 16:11 2 pgs
Fees:13.00 Taxes:654.53
20140820-0076056

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Doris Boyd Hardaway, with whom I am personally acquainted, (or who 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 14th day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076