Davidson County DEEDWARR
Recvd: 10/17/14 15:18 4 pgs
Fees:23.00 Taxes:851.00

20141017-0096109

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32023-10-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Affiant Subscribed and sworn to before me this 17th day of October, 2014. Notary Public My Commission Expires:

CHRISTOPHER B. FOWLER
STATE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JULY 2, 2018

WARRANTY DEED

Address New Owner: December Morning Properties Partnership 3008 Lakeshore Drive Old Hickory, TN 37138	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 053 120 18500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan M. Williams, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **December Morning Properties Partnership** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3008 Lakeshore Drive, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of October, 2014.

Susan M. Williams

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Susan M. Williams**, with whom I am personally acquainted (or 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 17th day of October, 2014.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 1, Section 2 on the plan of Life and Casualty Insurance Company's Subdivison of Dabbs and Elliotts Property, known as Dupontonia, of record in Plat Book 843, page 56, Register's Office for said County and State, described as follows:

Beginning at a point on the southwesterly margin of Lakeshore Drive, formerly Pitts Avenue, 50 feet southeasterly from the southeast corner of 32nd Street and Lakeshore Drive 129 feet to the northwest corner of Lot No. 2, Section No. 2 on said plan; thence with the line between Lot Nos. 1 & 2 on the said plan, South 41 deg. 31 minutes West 100 feet to a point; thence northwestwardly and parallel to the southeasterly margin of 32nd Street, 30 feet to a point; thence northwestwardly and parallel to said Lakeshore Drive 50 feet to a point 50 feet southeast of the southeasterly margin of 32nd Street; thence northeastwardly 50 feet southeast of the southeasterly margin of 32nd Street; thence northeastwardly and parallel to said 32nd Street, 130 feet to the point of beginning.

There is expressly excluded from the aforementioned tract of land the property which was conveyed to the U.S.A. for purposes of the Old Hickory Lock and Dam Project, by deed of record in Book 2158, page 639, said Register's Office.

Being the same property conveyed to David R. Williams and Susan M. Williams by deed dated June 26, 2007, from Earl R. Langley and wife, Melba R. Langley, of record in Instrument No. 20070712-0083254, Register's Office for Davidson County, Tennessee. David R. Williams and Susan M. Williams were married on December 3, 1994, and remained married until David R. Williams' death on December 15, 2008.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 843, page 56, Register's Office for Davidson County, Tennessee.
2. Easement for the flow of the Cumberland River across the subject premises.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

