WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,400.00

Affiant

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of June, 2011

Notary Public

MY COMMISSION EXPIRES: November 7, 2011

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ulysse J. Belliveau	Guaranty Trust Company	16206008900
(NAME)	(NAME)	
213 Sterry Ct	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN, 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Kenneth Williams and Sandra Williams**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ulysse J. Belliveau and wife Tina Belliveau**, 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 Davidson County, Tennessee, being Lot No. 199 on the Plan of Fair Oaks, Section I, of record in Plat Book 4175, pages 42-43, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Kenneth Williams and wife, Sandra Williams, by Warranty Deed from David E. Lewis and wife, Mary Jacqueline Lewis, dated July 14, 2006 of record in Instrument Number 20060721-0088313, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 213 Sterry Ct, Antioch, TN 37013

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, has 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.

BILL GARRETT, Davidson County
Trans:T20110039323 DEEDWARR
Recvd: 06/30/11 13:56 2 pgs
Fees:13.00 Taxes:271.58
20110630-0050200

Witness our hands this **24th** day of **June, 2011**

Kenneth Williams By Ben Wilson Attorney in Fact

Kenneth Williams by Ben Wilson, attorney in fact

Sandra Williams By Ben Wilson Attorney in Fact

Sandra Williams by Ben Wilson, attorney in fact

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary, personally appeared Ben Wilson, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Kenneth Williams and Sandra Williams, and who acknowledged that he executed the same as the free act and deed of the said Kenneth Williams and Sandra Williams by virtue of a Power of Attorney, duly executed and appearing of record in Book*_____, page _____, said Register's Office.

*Instrument # 20110630-0050199

Witness my hand and official seal, this **24th** day of **June, 2011**

Tabatha Edwards
Notary Public

My commission expires: _____

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIP
November 7, 2011