WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $163,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of September, 2012.

Notary Public

My commission expires: 6-5-16

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY DORA L. MOBLEY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans:T20120074823 DEEDWARR
Recvd: 10/03/12 08:59 3 pgs
Fees:18.00 Taxes:603.10
20121003-0090232

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carol Dukes	**New Owner**	**161-06-A-175.00CO**
255 Brookfield Dr.		
Paducah, KY 42001		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Amanda N. Suttor, unmarried, now known as Amanda Williams, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carol Dukes, an unmarried woman, and David M. Steele, an unmarried man, as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 175 on the Plan of Oakhill Townhomes, Phase 3, as shown on Exhibit "A-1" to the Second Supplemental Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oak Hill Townhomes, of record as Instrument No. 20080709-0070601, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amanda N. Sutter, an unmarried woman by Deed from Centex Homes, a Nevada general partnership of record at Instrument No. 20100706-0052754, Register's Office for Davidson County, Tennessee, dated June 25, 2010.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1316 Crown Point Place, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF September 27, 2012:

Amanda N. Sutter, Now known as Amanda Williams

Amanda N. Sutter, Now known as Amanda Williams

Brandon Williams

**** Brandon Williams, spouse of Amanda Williams, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.***

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF)
) **INDIVIDUAL ACKNOWLEDGEMENT**
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, **Amanda N. Sutter now known as Amanda Williams**, the within named Grantor(s), 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, at office, this the 28th day of September, 2012.

My Commission Expires: 6-5-16

Notary Public

STATE OF)
) **INDIVIDUAL ACKNOWLEDGEMENT**
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, **Brandon Williams**, the within named spouse of Grantor(s), 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, at office, this the 27th day of September, 2012.

My Commission Expires: SEE ATTACHED

Notary Public

20120329R

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of ORANGE

On SEPTEMBER 27, 2012 (Date) before me, MARTHA NIGUIDULA, NOTARY PUBLIC (Here Insert Name and Title of the Officer),

personally appeared BRANDON WILLIAMS (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/she/~~they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

MARTHA NIGUIDULA
Commission # 1835417
Notary Public - California
Orange County
My Comm. Expires Feb 7, 2013

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED - (1316 CROWN POINT PL., NASHVILLE, TN 37211)

Document Date: SEPTEMBER 27, 2012 Number of Pages: 2

Signer(s) Other Than Named Above: AMANDA N. SUTTLE, NOW KNOWN AS AMANDA WILLIAMS

Capacity(ies) Claimed by Signer(s)

Signer's Name: BRANDON WILLIAMS
- ☑ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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