WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shannon Grace	Ameris Bank, and/or Secretary of Housing and Urban Development	173-09-0-A 514.00
(NAME)	(NAME)	
2828 Old Hickory Blvd., Apt. 2014	1800 Parkway Place, Suite 820	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/02/13 15:51 3 pgs
Fees:18.00 Taxes:584.60
20130402-0032584

FOR AND 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, Stephen Strickhausen, Alyson E. Strickhausen, husband and wife, E. Wayne Williams, and Carol A. Williams, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shannon Grace, a single woman, 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 447, PHASE SEVEN, LENOX VILLAGE, as shown on plat of record in Instrument No. 20051028-0130418, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Alyson E. Strickhausen, E. Wayne Williams and Carol A. Williams, husband and wife to Alyson E. Strickhausen and husband, Stephen Strickhausen and E. Wayne Williams and wife, Carol A. Williams as recorded on the 4th day of January, 2011 in Instrument No. 20110104-0000797 and Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company to Alyson E. Williams, a single woman, as to a one-half undivided interest and to E. Wayne Williams and Carol A. Williams, husband and wife, as tenants by the entirety, as to a one-half undivided interest, as joint tenants with right of survivorship as recorded on the 25th day of April, 2006 in Instrument No. 20060425-0047210, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Alyson E. Strickhausen pursuant to a Power of Attorney executed by same on the 2nd day of April, 2013, and being filed for record in Instrument No.:
20130402-0032583, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of E. Wayne Williams and wife, Carol A. Williams, pursuant to a Power of Attorney executed by same on the ~~1st~~ * 2nd day of April, 2013, and being filed for record in Instrument No.:
20130402-0032583, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 9002 Rigden Mill Drive, Nashville, TN 37211
(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 hands this 2nd day of April, 2013.

Stephen Strickhausen

Alyson E. Strickhausen by S S her Attorney in Fact
Alyson E. Strickhausen
By: Stephen Strickhausen, Her Attorney-in-fact

E. Wayne Williams by S S his Attorney in Fact
E. Wayne Williams
By: Stephen Strickhausen, His Attorney-in-fact

Carol A. Williams by S S her Attorney in Fact
Carol A. Williams
By: Stephen Strickhausen, Her Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Stephen Strickhausen, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Alyson E. Strickhausen and E. Wayne Williams and Carol A. Williams, acting as that person's agent and attorney in fact, and the said Stephen Strickhausen acknowledged that he executed the foregoing instrument as agent and attorney in fact for Alyson E. Strickhausen and E. Wayne Williams and Carol A. Williams for the purposes therein contained.

WITNESS my hand and seal, this 2nd day of April, 2013.

My Commission Expires:

Notary Public,

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 27, 2015

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen Strickhausen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Brentwood, Tennessee, this 2nd day of April, 2013.

Notary Public

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 27, 2015

Certificate of Authenticity

I, Kim Hollingshead *, 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.*

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Angela G. Batson *, a notary public for this county and state,* Kim Hollingshead *who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.*

Angela G. Batson

Notary's Signature

My Commission Expires: 1-6-2014

Notary's Seal (If on paper)

