BILL GARRETT, Davidson County
Trans:T20130047669 DEEDWARR
Recvd: 06/07/13 10:31 2 pgs
Fees:13.00 Taxes:462.50

20130607-0058019

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST day of May, 2013. Notary Public MY COMMISSION EXPIRES: 11-19-14 (AFFIX SEAL)
Return to: **Foundation Title and Escrow, LLC.** **2672 N. Mt. Juliet Rd.** **Mt. Juliet, TN 37122**	

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Donnie Smith	New Owner	150020276
(NAME)	(NAME)	
3020 High Rigger Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BEVERLY PARHAM NOTARY PUBLIC STATE OF TENNESSEE WEAKLEY CO. TN.

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, **Anthony J Williams**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donnie Smith and Mary Smith, Husband and Wife as tenants by the entirety**, 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. 98 on the Plan of Revised Section Two, Harbor Gate, of record in Plat Book 6250, page 33, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Anthony J Williams by deed from Cornelia J. Williams dated July 29, 2003 of record in Instrument No. 20030813-0116288, 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 X property, known as 3020 High Rigger Dr, Nashville, TN 37217

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.

La'Tonia C. Williams, the wife of Anthony J. Williams joins in this instrument for the purpose of conveying any and all rights she may have in and to said property, marital, or otherwise to the Grantees.

Witness our hands this 31st day of May, 2013

Anthony J Williams

La'Tonia C. Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Anthony J Williams and La'Tonia C. Williams**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of **May, 2013.**

BEVERLY PARHAM
STATE OF TENNESSEE
NOTARY PUBLIC
WEAKLEY CO. TN.

Notary Public

My commission expires: 11-19-14