THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20130063964 DEEDWARR
Recvd: 07/26/13 12:24 2 pgs
Fees:13.00 Taxes:381.10

20130726-0077799

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James William Carell and Bridgett D. Dixon	New Owner	MAP 142-01-0-A
8201 Sawyer Brown Road #D-7		PARCEL 025.00CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Robert W. Williams,** _____

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James William Carell, married, and Bridgett D. Dixon, unmarried, as joint tenants with the right of survivorship,**

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:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No D-7, together with the Carport designated No. D-7-C in River Plantation, Section One, a condominium, a Horizontal Property Regime, located on Highway 70 South Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section One, Condominium Apartments, recorded in Book 4460, page 59, Registers office for Davidson County, Tennessee and described in Master Deed recorded in Book 4562, page 474, Registers office for Davidson County, Tennessee.

Being the same property conveyed to Robert W. Williams by Warranty Deed from Daniel P. Mayer and wife Tonya G. Mayer as of record in Instrument NO. 20050429-0047730, Registers office for Davidson County, Tennessee, dated April 27, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **8201 Sawyer Brown Road #D-7, Nashville, TN 37221.**

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~~ hand(~~s~~) this the 19th day of July, 2013.

Robert W. Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert W. Williams** the bargain~~or~~__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargain~~or~~__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of July, 2013.

My Commission expires: March 8, 2016

Notary Public

DAVIDSON COUNTY, TENN
R. L. MOORE
NOTARY PUBLIC AT LARGE