BILL GARRETT, Davidson County
Trans:T20130092945 DEEDWARR
Recvd: 10/30/13 12:51 2 pgs
Fees:13.00 Taxes:637.88
20131030-0112723

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$172,400.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **October 21, 2013.** Notary Public MY COMMISSION EXPIRES: 4-25-2016 (AFFIX SEAL)

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires April 25, 2016

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC
2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**13-0820**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph D. Williams and Audrey Williams	**Joseph D. Williams and Audrey Williams**	**010-00-0-052-00**
(NAME) **361 View Ridge Drive**	(NAME) **361 View Ridge Dr.**	
(ADDRESS) **Goodlettsville,TN 37072**	(ADDRESS) **Goodlettsville, TN 37072**	
(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, **Jennifer Swanson n/k/a Jennifer Epperson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph D. Williams and Audrey Williams, husband and wife, as Joint Tenants with 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:

BEING land in Davidson County, Tennessee, Being Lot NO. 29 on the Plan of Ridgeview Estates, Section One, of record in Plat book 5200, page 356, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Jennifer Swanson by Quitclaim Deed and Final Decree of Divorce from Josh Swanson recorded December 27, 2007 in Instrument Number 20071227-0147909, Register's Office for Davidson County, Tennessee; and further conveyed to Josh D. Swanson and wife, Jennifer A. Swanson by Warranty Deed from Hilda P. Epperson, Unmarried, recorded July 6, 2006 in Instrument Number 20060706-0081104, Register's Office for Davidson County, Tennessee .

Jennifer Swanson and Jennifer Epperson are one and the same person.

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

unimproved ☐
This is improved ☒ property, known as **361 View Ridge Drive, Goodlettsville, TN 37072**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **21st** day of **October, 2013**.

Jennifer Epperson formerly known as Jennifer Swanson

Jennifer Epperson formerly known as Jennifer Swanson

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Jennifer Epperson,*** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained. *f/k/a Jennifer Swanson

Witness my hand and official seal on this the **21st** day of **October, 2013**.

NOTARY PUBLIC

My Commission Expires: 1/26/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY