WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140027310 DEEDWARR
Recvd: 04/22/14 12:26 2 pgs
Fees: 13.00 Taxes: 1017.50

20140422-0033670

STATE OF Kentucky
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

ADAM G. TAYLOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas Keith Williams	Wells Fargo Bank, N.A.	172010A09400CO
(NAME)	(NAME)	
72 Trotwood Down	2801 4th Ave. So., 2nd Floor	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Minneapolis, MN 55408	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Margaret Booher, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Douglas Keith Williams and Jennifer E. Williams, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 94, on the plan of Copperfield Revised, of record in Plat Book 6900, pages 555 through 559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate details of said lot.

Being the same property conveyed to Arthur Amendola, an unmarried man by Special Warranty Deed from JPMorgan Chase Bank, as Trustee for Equity One ABS, Inc., Mortgage Pass Through Certificate Series 2002-2, dated February 15, 2005, recorded March 4, 2005, of record in Instrument No. 20050304-0024218, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Arthur Amendola, an unmarried man and Margaret Booher, an unmarried woman, as joint tenants with rights of survivorship by Quitclaim Deed from Arthur Amendola, an unmarried man, dated April 17, 2008, recorded November 10, 2008 in Instrument No. 20081110-0111155, in the Register's Office for Davidson County, Tennessee. The said Arthur Amendola, having since died on October 19, 2010, leaving Margaret Booher, as sole tenant.

Subject to all matters as set forth on the plat of record in Plat Book 6900, Page 555; Plat Book 6900, page 556; Plat Book 6900, page 557; Plat Book 6900, page 558 and Plat Book 6900, page 559; Restrictive Covenants of record in Book 6779, Page 296; Book 6783, page 973; Book 7071, page 482 and Book 7208, page 889; Easement of record in Book 7593, Page 488 and Book 7593, page 511; Charter of the Homeowner's Association of record in Book 7200, Page 824; Book 7496, page 162 and Book 7500, page 941, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 72 Trotwood Down, Brentwood, TN 37027
(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 GRANTEE(S), their heirs and/or 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/or 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 hand this 17th day of April, 2014.

Margaret Booher

State of Kentucky
County of Simpson

Personally appeared before me Margaret Booher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of April, 2014.

Notary Public
My Commission Expires: 8-3-2017

NOTARY PUBLIC STATE AT LARGE KENTUCKY MARCIE WEILER JOHNSON

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067