01988-20383
RETURN TO:
stewart title
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN144217

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2014.

NOTARY PUBLIC

My commission expires:

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

BILL GARRETT, Davidson County
Trans:T20140029825 DEEDWARR
Recvd: 05/01/14 10:52 2 pgs
Fees:13.00 Taxes:432.90
20140501-0036753

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patsy A. Williams P.O. BOX 58191 Nashville, TN, 37205	Patsy A. Williams P.O. BOX 58191 Nashville, TN, 37205	119-15-0-057.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventeen Thousand and 00/100 Dollars ($117,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **NOLAN BANE, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PATSY A. WILLIAMS**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the plan of Southlake, Section Two, as of record in Book 2083, Page 84, 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 Nolan Bane, by Warranty Deed from Robert S. Wells, dated 5/16/2005, recorded 6/6/2005, of record in Instrument No. 20050606-0063770, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3114 Southlake Drive, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30 day of April, 2014.

Nolan Bane

NOLAN BANE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Nolan Bane, 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 seal, this the 30 day of April, 2014.

Leslie Garside
Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014