File No. 140312

WARRANTY DEED

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 4-17-17

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek D. Heard	F&M Bank	108-12-0-180.00
(NAME)	(NAME)	
3313 Quail Run Court	P. O. Box 451	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Jennifer L. Williams (formerly known as Jennifer L. Miller), and Jeffrey Williams, wife and husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Derek D. Heard, single man, 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. 16 on the Plan of Trailwood, Section 3, of record in Plat Book 6900, Page 67, 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 Jennifer L. Miller and Jeffrey L. Williams, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from Valerie Ann Bryan, unmarried, dated 8/26/04 and recorded 8/31/04 in Instrument Number 20040831-0105269, said Register's Office.

Jennifer L. Miller is a/k/a Jennifer Lee Miller, Jennifer L. Williams and Jennifer Lee Williams.

unimproved ☐

This is improved ☒ property, known as 3313 Quail Run Court, Nashville, TN 37214

(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 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.

BILL GARRETT, Davidson County
Trans:T20140039581 DEEDWARR
Recvd: 06/05/14 10:01 2 pgs
Fees:13.00 Taxes:510.60

20140605-0048849

File No. 140312
Witness our hands this 29 day of May, 2014.

Jennifer L. Williams

Jeffrey Williams

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer L. Williams, and Jeffrey Williams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that thry executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of May, 2014.

Commission expires:

LORI A NEWMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974016470
MY COMMISSION EXPIRES OCTOBER 28, 2017

Notary Public