BILL GARRETT, Davidson County
Trans:T20140049161 DEEDWARR
Recvd: 07/10/14 09:42 2 pgs
Fees:13.00 Taxes:510.60
20140710-0060685

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 138,000.00

Destiny Holmes
Affiant

Subscribed and sworn to before me, this 8th day of July, 2014.

April G. Nichols
Notary Public

My commission expires: 6-28-15

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **TONOA WILLIAMS** | SAME | **075120A16500CO** |
| **653 BELGIUM DRIVE** | | |
| **HERMITAGE, TN 37076** | | |

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 ACKNOWLEDGE, WE,

**EDWIN O. MAYNORD, AN UNMARRIED PERSON and NICOLE A. BRAUN, AN UNMARRIED PERSON**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**BERNARD WILLIAMS AND TONOA Y. WILLIAMS**

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. 39 on the Plan of First Revision, Section Three, Phase II, Greer Meadows at Cedar Creek, of record in Instrument Number 20040407-0039587, 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 Edwin 0. Maynord, an unmarried person and Nicole A. Braun, an unmarried person by Warranty Deed from Capitol Homes Inc., a Tennessee Corporation, dated 10/27/2005 recorded on 11/07/2005 in Instrument No. 20051107-0134690 said Regsiter's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved ( X ) unimproved (____) property known as 653 BELGIUM DRIVE, HERMITAGE, TN 37076.

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 in 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 my/our hand(s) this 8th day of July, 2014.

EDWIN O. MAYNORD

NICOLE A. BRAUN

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, EDWIN O. MAYNORD and NICOLE A. BRAUN, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2014.

Notary Public

My Commission Expires: 9-21-15

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015