WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150006773 DEEDWARR
Recvd: 01/28/15 09:29 2 pgs
Fees:13.00 Taxes:282.68
20150128-0007981

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $76,~~400~~.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of January, 2015.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mike Wissel Dallas Monday	New Owner	Map 072-12-0 Parcel 018-00
1702 Hanover Road		
Nashville, Tennessee 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael L. Williams and wife, Sheila S. Williams

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

Mike Wissel and Dallas Monday

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. 91 on the westerly 25 feet of Lot No. 90 of the Sudivision of Waters Place, on Maxey Lane, of record in Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee.

Said Lot No. 91 and part of said Lot No. 90 adjoin and front together 75 feet on the southerly side of Hanover Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John Williams, Jr. and wife, Dorothy Williams, by Deed dated August 25, 1935 from Bransford Realty Company, of record in Book 917, Page 120, Register's Office for Davidson County, Tennessee. The said Della P. Williams being one and the same person as Dorothy Williams as her name was inadvertently misspelled and acknowledged on the original deed by placing the name of Dorothy.

Being the same property conveyed to Nancy Ann Williams, by Quitclaim Deed dated June 1, 1978, from John Williams, Jr. and wife, Della P. Williams, of record in Book 5293, Page 94, Register's Office for Davidson County, Tennessee. The said Nancy Ann Williams having since died, Michael L. Williams and Randall H. Morrison, Co-Executors for the Estate of Nancy Ann Williams, Probate Court for Davidson County, Tennessee, Docket No. 10P-1820; further conveyed to Michael L. Williams by Quitclaim Deed dated May 25, 2011 from Michael L. Williams and Randall H. Morrison, Co-Executors for the Estate of Nancy Ann Williams,of record in Instrument No. 20110526-0040382, Register's Office for Davidson County, Tennessee; and further conveyed to Michael L. Williams and wife, Sheila S. Williams, by Quitclaim Deed dated October 28, 2011, from Michael L. Williams, of record in Instrument No. 20111104-0086319, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 332, Pages 136 and 137, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **1702 Hanover Road, Nashville, Tennessee 37216**

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 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.

Witness my/our hand(s) this **23rd** day of **January, 2015.**

Michael L. Williams

Michael L. Williams

Sheila S. Williams

Sheila S. Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michael L. Williams and Sheila S. Williams,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **January, 2015.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17