WARRANTY DEED VB2013 0052	OATH OF CONSIDERATION:
Davidson County DEEDWARR Recvd: 02/18/15 13:31 3 pgs Fees:18.00 Taxes:906.50 **20150218-0014084**	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $245,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 13TH DAY OF FEBRUARY, 2015 NOTARY PUBLIC MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
TEAM TITLE INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Lindel Williams **4333 Shady Dale Road** **Nashville, TN 37218**	**Same**	**058 11 0A 021.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Brenda Y. Lemus and Eli Watts *(hereinafter called the "Grantors"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Lindel Williams, *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, being Lot No. 21 on the plan of Section Two, Drake's Run, of record in Plat Book 11700, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brenda Y. Lemus, by Warranty Deed from Jack Wayne Weisner, d/b/a Wiesner Custom Homes, dated February 9, 2005, recorded February 25, 2005 of record in Instrument # 20050225-0020742, Register's Office for Davidson County, Tennessee. Eli Watts hereby joins in this conveyance to convey any right, title and interest that he may have by virtue of marriage to Brenda Y. Lemus.

The above-described property is improved property known as **4333 Shady Dale Road, Nashville, TN 37218**

THIS CONVEYANCE IS SUBJECT TO:
(1) 2015 property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record;
(3) All easements of record;
(4) All matters appearing on the plan of record in Plat Book 11700, Page 69;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantors" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 13th day of February, 2015.

GRANTOR:

, MD

Brenda Y. Lemus

Eli Watts

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Brenda Y. Lemus and Eli Watts with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themself to be the within named bargainors, and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 13th day of February, 2015.

Notary Public
My Comm. Exp.: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

