Davidson County DEEDWARR Recvd: 05/21/15 14:56 2 pgs Fees:13.00 Taxes:736.30 **20150521-0047173**

15|137

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 4/2/18 (AFFIX SEAL)

P-C21-15-1041

CONNIE J. BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elijah P. Williamson	New Owner	
(NAME) **1041 Petway Avenue**	(NAME)	**83-1-246.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BRANDON D. WILLIAMS, AN UNMARRIED MAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ELIJAH P. WILLIAMSON AND BREANNA SHELL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, State of Tennessee, being Lot No. 10 on the plan of Petway's Subdivision of Lot No. 7 of the Hobson Land, as of record in Plat Book 2, Page 42, Chancery Court at Nashville, said County.

Said Lot No. 10 fronts 50 feet on the Northerly side of Petway Avenue and runs back between parallel lines, 246 feet, more or less, to an alley.

Being the same property conveyed by Warranty Deed from George Ward, unmarried to Brandon D. Williams, an unmarried man as recorded on the 15th day of August, 2014 in Instrument No. 20140815-0073782 and Warranty Deed from Sandra Lynn Nichols, devisee under the Will of Dorothy Ann Ferguson, deceased to George Ward, as recorded on the 31st day of August, 2011 in Instrument No. 20110831-0067606, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Plat of PETWAY'S SUBDIVISION OF LOT NO. 7 OF THE HOBSON LAND, as recorded in Plat Book 2, Page(s) 42, (Chancery Court).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1041 Petway Avenue, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF MAY, 2015.

Brandon D. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON D. WILLIAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

True Copy Certification

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

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018