Davidson County	DEEDWARR
Recvd: 07/21/15 12:57	2 pgs
Fees:13.00 Taxes:435.49	
20150721-0071391	

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1548
ERN-15257

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ronny M Williams Mary Jo Williams 452 Flintlock Ct. Nashville, TN 37217	Highland Residential Mortgage 12001 N Central Expressway Suite 750 Dallas, TX 75243	135-16-B-26.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever
is greater, for this transfer is ~~$122,000.00~~ 117,700.00

Affiant

Subscribed and sworn to before me, this the
17th day of July, 2015.

Notary Public
My Commission Expires: 9/10/2018
(Affix Seal)

SUSAN L HENDRICK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Sandra L. Cole, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ronny M Williams and Mary Jo Williams, husband and wife,** 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 Unit No. 26 on the plan of Woodridge at Nashboro Village, of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description and placement of said Unit.

Being the same property conveyed to Sandra L. Cole, unmarried by Warranty Deed from Rachael J. Franks and Larry S. Franks, wife and husband, dated July 18, 2008, recorded August 4, 2008, of record in Instrument No. 20080804-0079781, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **452 Flintlock Court, Nashville, TN 37217**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **17th** day of **July, 2015.**

GRANTOR(S)

Sandra L. Cole

Sandra L. Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Sandra L. Cole** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **17th** day of **July, 2015.**

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016

True Copy Certification

I Anita L. Leach, 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.

Anita L. Leach

State of Tennessee/County of Wilson SS:

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

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2019

Shelly M Smith