Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 7th day of August, 2015.

Notary Public
My commission expires: 3-28-16

JONATHAN TRISTON WARD
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

Davidson County DEEDWARR
Recvd: 08/11/15 13:24 4 pgs
Fees:23.00 Taxes:610.50
20150811-0080349

Address of New Owner:	Send Tax Bills to:	Tax Information
Lisa Williams	New Owner	162-13-0-122.00
116 Vickey Court		
Nashville, TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Raymond Ufford and Mary Ufford,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Lisa Williams,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Monte Carlo Estates, Section Two-A, of record in Plat Book 4955, page 45, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to RAYMOND UFFORD, UNMARRIED AND MARY UFFORD, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from L. GAYLAN MORGAN, UNMARRIED, of record as Instrument No. 20150313-0021847, dated March 12, 2015, said Register's Office.

This property is improved property known as **116 Vickey Court, Nashville, TN, 37211**

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 162-13-0-122.00; (2) If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq; (3) Matters shown on the Plan of record in Plat Book 4955, page 45, said Register's Office; (4) Easement(s) as set out in the Restrictive Covenants of record in Book 5202, page 261, said Register's Office; (5) Notice of Completion of record as Instrument No. 20150803-0076761, said Register's Office; (6) (Possible) Judgment Liens of record as Instrument Nos. 20070515-0058214 and 20100212-0011058, said Register's Office.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 7th day of August, 2015.

Raymond Ufford

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Raymond Ufford** the bargainor(s), 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 this the 7th day of August, 2015.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

WITNESS my hand this the 7th day of August, 2015.

Mary Ufford

STATE OF TN

COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Ufford** the bargainor(s), 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 this the 7th day of August, 2015.

Notary Public

My Commission expires: 3-9-16

JONATHAN TRISTON LACEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

FILE NO: 2015073802

True Copy Certification

I, J. Andrew Wiley, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me Stephanie McPeake a notary public for this county and state, J. Andrew Wiley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: January 11, 2017

Notary' Seal (if on paper)

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY