WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-1669

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1669

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Connie Kay Houston William Arthur Houston 1301 Westvale Drive Nashville, TN 37221	Churchill Mortgage Corporation 761 Old Hickory Boulevard #400 Brentwood, TN 37027	126-16-A-304.00

BILL GARRETT, Davidson County
Trans:T20150071347 DEEDWARR
Recvd: 08/24/15 10:45 2 pgs
Fees:13.00 Taxes:999.00
20150824-0085093

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this the 12th day of August, 2015.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Notary Public

My Commission Expires: _____
(Affix Seal)

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 **Holly A. Williams, f/k/a Holly A. Watkins, now married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Connie Kay Houston and William Arthur Houston, wife and husband,** 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. 232 on the Final Plat of Riverwalk, Phase 2-A, Section 2, as shown by the plat appearing of record in Instrument No. 20031014-0151984, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Holly A. Watkins, an unmarried woman by Warranty Deed from Thomas J. Riley and wife, Autumn C. Riley, dated November 25, 2013, recorded December 26, 2013, of record in Instrument No. 20131226-0130097, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Thomas J. Riley and wife, Autumn C. Riley by Warranty Deed from The Craig Company, dated February 2, 2008, recorded February 13, 2006, of record in Instrument No. 20060213-0017024, said Register's Office.

Bryan Williams joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is ☒ Improved OR ☐ Unimproved property located at: **7512 Watervale Drive, Nashville, TN 37221**

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 **6th** day of **August, 2015.**

GRANTOR(S)

Holly A. Williams

Bryan Williams

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 **Holly A. Williams and Bryan Williams** 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 11 day of **August, 2015.**

Amelia Swanson
Notary Public
State of Tennessee
Williamson County

Notary Public
My Commission Expires: 5-27-2019