BILL GARRETT, Davidson County
Trans:T20150071727 DEEDWARR
Recvd: 08/25/15 08:19 2 pgs
Fees:13.00 Taxes:499.50
20150825-0085509

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
James Durard & Carrie Durard
640 Weatherbeaten Place
Hermitage, TN 37076

SEND TAX BILL TO:
ACCESS NATIONAL MORTGAGE
1800 Robert Fulton Drive, Suite 350
Reston, VA 20191

MAP/PARCEL 064-12-0A-640.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Janie M. Williams, Trustee of The Williams Family Trust,** has this day bargained and sold, and does hereby transfer and convey unto **James Durard and Carrie Durard, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 640 on the Plan of Fox Run, Second Revision-Part of Sec. 2 and First Revision-Part of Sec. 1 of record in Plat Book 6250, Page 118, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vernon B. Williams, Sr., and Janie M. Williams, Trustee(s) of The Williams Family Trust (a revocable living trust) by Special Warranty deed from Vernon B. Williams, Sr. and Janie M. Williams of record in Instrument No. 20000726-0073794 Register's Office for Davidson County, Tennessee, dated July 24, 2000 and recorded on July 26, 2000.

Vernon B. Williams, Sr. having since died on September 29, 2007, said property vested to Janie B. Williams by operation of law as the surviving Trustee of The Williams Family Trust.

This is improved property known as: **640 Weatherbeaten Place, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record

in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6250, page 118, and restrictions in Book 4956, Page 582, and Book 5535, Page 713; amended in Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 817; and Book 8510, Page 92 and 95, and Book 4956, Page 590 and Book 5895, Page 518, as amended in Book 5896, Page 1; Book 5548, Page 852; Book 5564, Page 582; Book 5174, Page 609; Book 8510, Page 100; and Instrument No. 20120620-0053936, encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 17th day of August, 2015.

Janie B. Williams, Trustee of The Williams Family Trust

Janie B. Williams, Trustee of The Williams Family Trust

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Janie B. Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of **The Williams Family Trust** the within named bargainer, and as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 17th day of August, 2015.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Commission Expires: 10-05-15

The actual value or consideration, whichever is greater, for this transfer is $135,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 4/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No: 158650