# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

Subscribed and sworn to before me, this 25th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150073081 DEEDWARR
Recvd: 08/28/15 08:05 2 pgs
Fees:13.00 Taxes:647.13
20150828-0087121

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William Williams | | 033-03-0B |
| (NAME) | FIRST NATIONAL BANK<br>OF MIDDLE TENNESSEE<br>1608 WILLIAMS DRIVE, SUITE 301<br>MURFREESBORO, TN 37129 | (MAP) |
| 196 Ivy Hill Lane | | 073.00-CO |
| (ADDRESS) | | (PARCEL) |
| Goodlettsville, TN 37072 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mary Collins-Kaduc, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **William Williams and Erica Williams, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Final Plat of Dry Creek Farms, Phase 2, Section 2 of record in Plat at Instrument No. 20050825-0101280, 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 Mary Collins-Kaduc by Warranty deed from David Haskett, married of record in Instrument No. 20111228-0101420 Register's Office for Davidson County, Tennessee, dated December 19, 2011 and recorded on December 28, 2011.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 196 Ivy Hill Lane, Goodlettsville, Tennessee 37072

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. 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 25th day of August, 2015.

Mary Collins-Kaduc by Candice Ashley Pascarella, Attorney-in-Fact

Mary Collins-Kaduc
By Candice Ashley Pascarella, Attorney in Fact

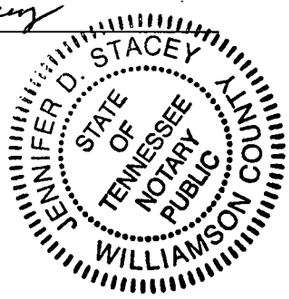
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Candice Ashley Pascarella, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Mary Collins-Kaduc and that she is authorized by Mary Collins-Kaduc to execute this instrument on her behalf.

Witness my hand and seal at Brentwood, Tennessee, this 25th day of August, 2015.

Jennifer D. Stacey

Notary Public




My Commission expires: 9/20/17