WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/10/15 11:15 2 pgs
Fees:13.00 Taxes:185.00
20150910-0091968

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$50,000.00.**

Karen E. Hall
Affiant

Subscribed and sworn to before me this 8th day of Sept., 2015.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Roger D. Williams	New owner	04700016600
5478 Old Hickory Blvd		
Ashland City, TN 37015	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Roger Elder, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Roger D. Williams and Patricia E. Williams, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the Plan of the Steve Williams Property of record as Instrument Number 20010814-0087408, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roger Elder by Quitlcaim Deed shown of record in Instrument Number 20130123-0007529, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 20010814-0087408, page n/a, Register's Office Davidson County, Tennessee.

This is improved property known as: **5478 Old Hickory Blvd, Ashland City, TN 37015**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 8, 2015.

Roger Elder

Roger Elder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roger Elder** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 8, 2015

My commission expires 11-6-17

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY JENNIFER R. PIERCE

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

My commission expires: 11-6-17

Notary's Signature