BILL GARRETT, Davidson County
Trans:T20150079373 DEEDWARR
Recvd: 09/18/15 08:18 2 pgs
Fees:13.00 Taxes:724.83
20150918-0095176

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 17th day of September, 2015, by and between Ylli Nako and Esmeralda Nako, husband and wife, party of the first part, and Michael Shane Williams and Rachel Alyse Williams, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 81, on the Plan of Trailwood Subdivision, Section 5, of record in Plat Book 6900, Pages 477, 478 and 479, Register's Office for said County, to which reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Ylli Nako and Esmeralda Nako by virtue of that certain Warranty Deed dated May 27, 2009, at Instrument No. 20090601-0049892 in the Register's Office of Davidson County, Tennessee.

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; and we do covenant with the said GRANTEE(S) 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Book 4800, Page 254, Book 5753, PAge 562, Book 5728, Page 298, Book 8078, Page 521, Plat Book 6900, Page 477, Plat Book 6900, Page 428, and Plat Book 6900, Page 479 in the Register's Office of Davidson County, Tennessee; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ylli Nako

Esmeralda Nako

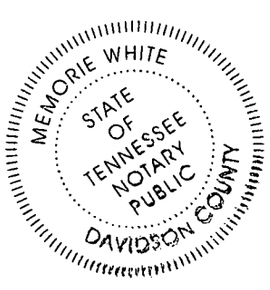
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Ylli Nako and Esmeralda Nako, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of September, 2015.

Notary Public

My Commission Expires: 7.3.17



Property Owner & Address: Michael Shane Williams and Rachel Alyse Williams

3221 E Lake Drive
Nashville, TN 37214

Tax Parcel No 10812025400

Property Address: 3221 E Lake Drive
Nashville, TN 37214

MAIL TAX
BILLS TO: Avenue Bank
3823 Cleghorn ~~Drive~~ Avenue
Nashville, TN 37215

Firm File #: 20150920

STATE OF TN
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $195,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 17th day of September, 2015.

SUSANN HUTCHISON
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Notary Public

My Commission Expires: