BILL GARRETT, Davidson County
Trans:T20160008097 DEEDWARR
Recvd: 01/29/16 15:36 2 pgs
Fees:13.00 Taxes:1387.50
20160129-0009056

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $375,000.00. Affiant Subscribed and sworn to before me, this the 26th day of January, 2016. Notary Public My commission expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Victor C. Bartley	MORTGAGE INV. GROUP	
1104 Caldwell Avenue	8320 E WALKER SPRING #200	105-09-0-215.00
Nashville, TN 37204	KNOXVILLE, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES HOMER WILLIAMS, AS TRUSTEE OF THE JAMES HOMER WILLIAMS LIVING TRUST U/A/D MARCH 10, 2008**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VICTOR C. BARTLEY, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 9 on the Plan of A. B. Hill's Subdivision of the Plant Lands of record in Plat Book 332, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 50 feet on the Northerly margin of Caldwell Avenue and extends back between parallel lines a distance of 159 feet to a 15 foot alley.

Being the same property conveyed to Wesley D. Turner Trustee by Quitclaim Deed from James Homer Williams, unmarried of record in Instrument No. 20120523-0044596, Register's Office for County, Tennessee, dated May 10, 2012 and recorded on May 23, 2012 and within the same deed the said Wesley D. Turner, Trustee conveyed his interest in the subject property to James Homer Williams, as Trustee of the James Homer Williams Living Trust, Dated March 10, 2008

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1104 Caldwell Avenue, Nashville, TN 37204.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of January, 2016.

The James Homer Williams Living Trust U/A/D March 10, 2008

James Homer Williams, Trustee

STATE OF Missouri
COUNTY OF Callaway

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Homer Williams, as Trustee of The James Homes Williams Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22 day of January, 2016.

Notary Public

My Commission Expires: 03/21/2016

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

BECKIE FISCHER
My Commission Expires
March 21, 2016
Callaway County
Commission #12497122