NAT- 160448

Davidson County DEEDWARR
Recvd: 03/15/16 14:23 2 pgs
Fees:13.00 Taxes:499.50
20160315-0024625

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0039-16

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of March, 2016

Notary Public
My Commission Expires: 1-16-2020

Address of New Owner	Send Tax Bills To:	
Le Le 274 Ocala Drive Antioch, TN 37013	U.S. Bank, N.A. 4801 Frederica St. Owensboro, KY 42301	Map/parcel: 16205018400

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Sherry Lorraine Williams and Lawton Dion Williams, husband and wife,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Le Le married

HEREINAFTER CALLED THE GRANTEE(S), his HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND lying in Davidson County, Tennessee and being more particularly described as follows, to wit:

Being Lot No. 161, on the Plan of Fair Oaks Subdivision, Section II, as of record in Book 4460, pages 51 and 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sherry Lorraine Smith, unmarried, and Lawton Dion Williams, unmarried, by Warranty Deed from Johnnie Winters III, dated May 10, 2002 and recorded July 29, 2002, of record as Instrument 20020729-0090369 in the Register's Office for Davidson County, Tennessee. The said Sherry Lorraine Smith and Lawton Dion Williams have since married and Sherry Lorraine Smith is now known as Sherry Lorraine Williams.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 274 Ocala Drive Antioch, TN, 37013

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 I/We so 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 my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of March, 2016

Sherry Lorraine Williams

Sherry Lorraine Williams

Lawton Dion Williams

Lawton Dion Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Sherry Lorraine Williams and Lawton Dion Williams, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 14th day of March, 2016

Jennifer A Skinner

Notary Public

My Commission Expires:

JENNIFER A SKINNER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 08-17-2019
RUTHERFORD COUNTY

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018