BILL GARRETT, Davidson County
Trans:T20160021306 DEEDWARR
Recvd: 03/15/16 15:28 2 pgs
Fees:13.00 Taxes:1000.85
20160315-0024660

Warranty Deed

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $270,500.00. Affiant Subscribed and sworn to before me, this the 14th day of March, 2016. Notary Public My commission expires: 7-3-17

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:
Natalie Watson	SWBC Mortgage Corp.	
230 Boxmere Place	9311 San Pedro Ave., Ste 100	131-06-0E-230.00-CO
Nashville, TN 37215-6129	San Antonio, TX 78216	

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, **CLAUDIA P. WILLIAMS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATALIE WATSON, SINGLE WOMAN,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit 230 of Burton Hills, Village of Boxmere, Phase I, a Condominium, created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6666, Page 749, as amended by Amendments of record in Book 6824, Page 308, Book 6908, Page 738, and Book 6921, Page 226, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Boxmere, Phase I, a Condominium, as set forth in said Master Deed as amended for a more complete identification and description of such unit.

Being the same property conveyed to Claudia P. Williams, an undivided one-third (33.33%) by Quitclaim deed from Claude M. Williams, M.D. and wife, Patricia H. Williams of record in Instrument No. 20020114-0005434 Register's Office for Davidson County, Tennessee, dated January 04, 2002 and recorded on January 14, 2002.

Being the same property conveyed to Claudia P. Williams, One-half (50%) by Quitclaim deed from Claude M. Williams, M.D. and wife, Patricia H. Williams of record in Instrument No. 20020114-0005434 Register's Office for Davidson County, Tennessee, dated January 04, 2002 and recorded on January 14, 2002.

Being the same property conveyed to Claudia P. Williams by Quitclaim deed from Claude M. Williams, M.D. and wife, Patricia H. Williams of record in Instrument No. 20020114-0005435 Register's Office for Davidson County, Tennessee, dated January 04, 2002 and recorded on January 14, 2002.

This is improved property known as 230 Boxmere Place, Nashville, TN 37215.

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.

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 14th day of March, 2016.

Claudia P. Williams

Claudia P. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Claudia P. Williams, 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 14th day of March, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017