WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/28/16 10:57 3 pgs
Fees:18.00 Taxes:788.10
20160428-0041445

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $213,000.00.

Affiant

Subscribed and sworn to me on April 27th, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Joshua F. Karns 8261 Ellis Drive Joelton, TN 37080	8255 Ellis Drive Joelton, TN 37080	008-117.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and Thomas S. Williams, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto Joshua F. Karns and Jessy Marie Karns, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 1, WILLIAMS ACRES, as shown on plat of record in Book 5210, Page 17, amended in Book 5395, Page 503, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Thomas S. Williams and wife, Bobbie D. Williams by Warranty Deed from Michael W. Arrington and wife, Dottie Jean Arrington, recorded on the 8th day of November, 1977 in Deed Book 5220, Page 1, in the Register's Office of Davidson County, Tennessee. The said Bobbie D. Williams has since died on September 15, 2003.
>
> This is improved property known as 8261 Ellis Drive, Joelton, TN 37080.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. 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 on April 27th, 2016.

Thomas S. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On April 27th, 2016, before me personally appeared Thomas S. Williams to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 27th of April, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017