WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,000.00

Sandra B Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: 4/24/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James F Prater Sandra B Powell	James F Prater	097-02-0-A-030.00
(NAME)	(NAME)	
1121 Riverbirch Way	1121 Riverbirch Way	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Angela Williams and Robert Williams,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James F Prater and Sandra B Powell,** hereinafter called the GRANTEES, 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. 30 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577 and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for Davidson County, Tennessee, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Angela Williams and Robert Williams from Jeffrey Swanson, and wife Becky Swanson by virtue of Warranty Deed dated July 28, 2015 and recorded July 30, 2015 as Instrument No. 20150730-0075262, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1121 Riverbirch Way, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs 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 my/our hands this 15th day of April, 2016.

Angela Williams

Robert Williams

BILL GARRETT, Davidson County
Trans:T20160036554 DEEDWARR
Recvd: 05/03/16 11:09 2 pgs
Fees:13.00 Taxes:1450.40
20160503-0043398

State of Tennessee
County of Rutherford

Personally appeared before me Angela Williams and Robert Williams, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of April, 2016.

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18

File No.: 14302

