Return to:

Touchstone Title & Escrow, LLC
318 Seaboard Lane
Suite 114
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of April, 2016 by and between Nazneen Ahmed, an unmarried woman, hereinafter referred to as GRANTOR, and Larry D. Williams and Sally L. Williams, husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nolensville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 310, on the Final Plat, Burkitt Place, Phase 2B, of record in Instrument 200702220021966, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Nazneen Ahmed, an unmarried woman, by Warranty Deed from Drees Premier Homes, Inc., dated January 28, 2010, recorded February 2, 2010, of record in Instrument 201002020008268, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 8184 Middlewick Lane, Nolensville, TN 37135

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Nazneen Ahmed

Nazneen Ahmed

BILL GARRETT, Davidson County
Trans:T20160036641 DEEDWARR
Recvd: 05/03/16 12:53 2 pgs
Fees:13.00 Taxes:1433.75
20160503-0043505

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Nazneen Ahmed, an unmarried woman, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 29th day of April, 2016.

Notary Public

My Commission Expires:_____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-15-2019

Name and Address of Property Owner:
Larry Williams and Sally Williams
8184 Middlewick Lane
Nolensville, TN 37135

Send Tax Statements to:
CitiMortgage, Inc
PO BOX 790021
O'Fallon, MO 63179-0021

M&P 186040A11500CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $387,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Angela Batson
Affiant

Sworn to and subscribed before me, a Notary Public, this 29th day of April, 2016.

Christy Michelle Jones
Notary Public

My Commission Expires: 4/27/17

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
16-1-176