16-1-173

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20160045413 DEEDWARR
Recvd: 05/31/16 10:25 2 pgs
Fees:13.00 Taxes:1424.50
20160531-0054209

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 27th day of May, 2016 by and between Jonathan R. Nabors and wife, Angelia L. Nabors, hereinafter referred to as GRANTOR, and Dustin A. Williams and Nancy E. 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 Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being a tract or parcel of land situated and lying in Davidson County, Tennessee, being more particularly described as follows:

Being all of Lot No. 1 on the plan of The Medicine Shoppe, as shown on plan of record filed in Plat Book 5190, page 534, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jonathan R. Nabors and wife Angelia L. Nabors by Quitclaim Deed from Jonathan R. Nabors, dated June 5, 2013, recorded June 14, 2014, of record in Instrument 20130614-0060998, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Jonathan R. Nabors, a single person by Quitclaim Deed from Delta Southern, Inc., dated December 28, 1998, recorded January 4, 1999, of record in Book 11278, page 343, Register's Office for Davidson County. Previously being the same property conveyed to Delta Southern, Inc. by Warranty Deed from F. Michael Minch, married, dated April 2, 1993, recorded April 5, 1993, of record in Book 8907, page 829, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 204 Donelson Pike, Nashville, TN 37214

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.

Jonathan R. Nabors

Angelia L. Nabors

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Jonathan R. Nabors and wife, Angelia L. Nabors, 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 27th day of May, 2016.

Suzanne Thomas
Notary Public

SUZANNE THOMAS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 18, 2019
COUNTY OF RUTHERFORD

My Commission Expires: 3-18-19

Name and Address of Property Owner:
Dustin A. Williams and Nancy E. Williams
1218 17th Ave South,
Nashville, TN 37212

Send Tax Statements to:
Dustin & Nancy Williams
4713 Medalist Circle
Hermitage, TN 37076

M&P 09605008600

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 $385,000.00 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this 27th day of May, 2016.

Suzanne Thomas
Notary Public

SUZANNE THOMAS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 18, 2019
COUNTY OF RUTHERFORD

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