STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00.

x Cecile Spann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 2016.

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G16-4766D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160048353 DEEDWARR
Recvd: 06/08/16 10:35 2 pgs
Fees:13.00 Taxes:617.90
20160608-0057806

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cecile Spann (NAME)	New Owner (NAME)	026-06-0A-020.00CO
227 Wyndom Court (STREET ADDRESS)	" (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Fannie Ellen Myers**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cecile Spann,** 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. 20 on the plan of The Final Plat of the Townhomes at Windsor Green Subdivision, Phase 1, as shown by plat of record in Plat Book 8250, Page 995, and amended in plat of record in 200108130086903 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Fannie Ellen Myers, a single person from Sandra S. Maison, a widow, by Deed dated May 2, 2006, as Instrument No. 20060504-0051959, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictive Covenants as recorded in Book 11164, page 69, Instrument No. 20011108-0122758, and Instrument No. 20140523-0044903, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 8250, page 995, Resubdivision to create Section 1B as recorded in Instrument No. 20010813-0086903, Register's Office for Davidson County, Tennessee.
3. Cable Television Easement as recorded in Book 11534, page 618, Register's Office for Davidson County, Tennessee.
4. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 227 Wyndom Court, Goodlettsville, TN 37072.

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. Whenever 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 hand(s) this 3rd day of June, 2016.

Fannie Ellen Myers _____ June 03, 2016
Fannie Ellen Myers Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Fannie Ellen Myers, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of June, 2016.

My Commission Expires: 3/27/18

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066