#10586

WARRANTY DEED

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$72,900.00.**

Affiant

Subscribed and sworn to before me this ____ day of _____, 20___.

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ping Law	US Bank N.A.	13613010500
3004 Goodwin Drive	3180 Rider Trail S.	
Nashville, TN 37217	Earth City MO 63045	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ping Law, a single man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being known as Lot No. 14-B on the Plan of Edge-O-Lake Estates, Section 20-A, of record in Book 5800, Page 198, Register's office for Davidson County, Tennessee, the said Lot 14-B being the westerly part of Lot 14 of said subdivision being more particularly described as follows:

Beginning at a point in the southerly boundary of Goodwin Drive, said point being the common line between Lots 14-A and 14-B, thence South 29 deg. 17 min. 56 sec. East 65 feet more or less to a point; thence South 21 deg. 11 min. East 89.72 feet to a point; thence South 01 deg. 11 min. 19 sec. East 109.40 feet to a point; thence South 87 deg. 34 min. 41 sec. West 10 feet to a point; thence North 24 deg. 09 min. 55 sec. West 206.24 feet to a point in the southerly margin of Goodwin Drive; thence along said margin 31.16 feet to a point, the place of beginning.

Being the same property conveyed to Wanda Williams from Shapiro & Ingle, LLP, a Tennessee limited liability partnership by Substitute Trustee's Deed on January 11, 2016, of record in Instrument Number 20160128-0008160, Register's Office for Davidson County, Tennessee. Also see Corrected Substitute Trustees Deed of record in Instrument Number 20160630-0067094, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5800, Page 198, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5460, Page 269 and Book 5496, Page 697, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3004 Goodwin Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20160056013 DEEDWARR
Recvd: 06/30/16 14:11 2 pgs
Fees:13.00 Taxes:269.73
20160630-0067095

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 this June 24, 2016.

Wanda Williams

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 24, 2016

Notary Public

My commission expires 11-6-17

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
JENNIFER R. PIERCE