NEW OWNER:
JOHN WILLIAMS, JR.
1453 BRIDGECROSS PARKWAY
HERMITAGE, TN 37076

SEND TAX BILLS TO:
~~Semper Homelocus~~
~~225 Dupont Drive~~
~~Providence, RI 02907~~

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-0919

Map 98
Group 6
Control Map A
Parcel 043.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans: T20160057371 DEEDWARR
Recvd: 07/06/16 10:25 3 pgs
Fees: 18.00 Taxes: 1084.10
20160706-0068985

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety-Three Thousand and 00/100 Dollars ($293,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHRIS LEGNON and BROOKE L. LEGNON, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN WILLIAMS, JR. and SAMANTHA WILLIAMS, husband and wife, and JOHN WILLIAMS, III,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 43 on the Plan of Phase 1, Section "A", Bridgewater, of record in Instrument No. 20051104-0133897 as corrected in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description thereof.

Being the same property conveyed to CHRIS LEGNON and BROOKE L. HOLT, tenants in common with right of survivorship by Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, dated September 27, 2006, and of record in Instrument No. 20061003-0122313, Register's Office for DAVIDSON County, Tennessee. Brooke L. Holt is now known as Brooke L. Legnon by subsequent marriage to Chris Legnon.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1453 BRIDGECROSS PARKWAY, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20051104-0133897, as corrected in Instrument No. 20060608-0067981, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 5th day of July, 2016.

CHRIS LEGNON

BROOKE L. LEGNON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CHRIS LEGNON and BROOKE L. LEGNON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of July, 2016.

NOTARY PUBLIC

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is **$293,000.00**.

AFFIANT

Sworn to and subscribed to before me this 5th day of July, 2016.

NOTARY PUBLIC

My commission expires:

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018