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Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167677

Davidson County DEEDWARR
Recvd: 07/18/16 15:36 2 pgs
Fees:13.00 Taxes:545.75
20160718-0073745

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2016.

NOTARY PUBLIC

My commission expires: 7-3-17

MELANIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shenita Dene Williams 1976 Shaylin Loop, Unit 94 Antioch, TN 37013	Owner at property address	173 05 0A 094.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Seven Thousand Five Hundred and 00/100 Dollars ($147,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TRINA NICHOLE CORNELIUS, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SHENITA DENE WILLIAMS, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being all of Lot No. 94 (ninety-four) on the Plan of Barnes Crossing, a Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791, amended of record in Instrument No. 20051114-0136938, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Trina Nichole Cornelius, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated 2/16/2007, recorded 2/20/2007, of record in Instrument No. 20070220-0021082, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1976 Shaylin Loop, Unit 1976, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of July, 2016.

TRINA NICHOLE CORNELIUS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Trina Nichole Cornelius, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of July, 2016.

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

David P Webber

Printed Notary Name

My commission expires: 10/3/18

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Sworn to and subscribed before me, Venikkia Cunningham, a notary public for this county and state, this 19th day of July, 2016. I certify that Ashlee D Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

5/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-25-2019