BILL GARRETT, Davidson County
Trans: T20160066250 DEEDWARR
Recvd: 08/02/16 10:01 2 pgs
Fees: 13.00 Taxes: 1365.30
20160802-0079516

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00

Affiant

Subscribed and sworn to before me, this 1st day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence Ray Mercer		104-02-4A
(NAME)	(NAME)	(MAP)
3102 West End Circle #104	New Owner	104.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37203-1199		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Kathryn Williams, umarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Lawrence Ray Mercer and Laura T. Mercer, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 104 of 3102 West End Circle Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 3102 West End Circle Condominiums of record in Instrument Number 20050405-0037200, amended in Instrument No. 20060419-0044895, Instrument No. 200610180129536 and in Instrument No. 20150729-0074422 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit E-1 and E-2 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Kathryn Williams by Warranty deed from Michael T. Post, a married man of record in Instrument No. 20130717-0074038 Register's Office for Davidson County, Tennessee, dated July 12, 2013 and recorded on July 17, 2013.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 3102 West End Circle #104, Nashville, Tennessee 37203-1199

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. 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 my/our hand(s) this 1st day of August, 2016.

Kathryn Williams by Jennifer Dunlap Stacey
attorney in fact

Kathryn Williams by Jennifer Dunlap
Stacey as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Jennifer Dunlap Stacey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Kathryn Williams, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Kathryn Williams, the bargainor, by the said Jennifer Dunlap Stacey, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 1st day of August, 2016.

Notary Public

My Commission Expires: 3/7/17

