Davidson County DEEDWARR
Recvd: 08/03/16 10:14 2 pgs
Fees:13.00 Taxes:784.40
20160803-0080114

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 22nd day of July, 2016, by and between Edward E Price, III*a single man by Renee L Price, Attorney In Fact and Renee Price a single woman , party of the first part, and Michael E Williams, Jr. and Danetha O. Williams husband and wife, party of the second part. *Edward E. Price, III aka Edward Earnest Price, III

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 60, on the plan of Dry Creek Farms, Section 2, as shown on plat of record in Instrument No. 200404210045040, in the Register's Office of Davidson County, Tennessee, of which plat reference is hereby made for a more particular description.

Being all or part of the same property conveyed to Edward Earnest Price, III and Renee Price by virtue of that certain Warranty Deed dated May 5, 2006, at Instrument No. 20060511-0055481 in the amount of $178,800.00 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Edward E. Price III by Renee L Price attorney in fact — Renee L Price

Edward E Price, III, by Renee L Price, Attorney In Fact — Renee Price

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Edward E Price, III, by Renee L Price, Attorney In Fact and Renee Price, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of July, 2016.

Darby Bensel
Notary Public

My Commission Expires: 7-6-2020

DARBY H BENSEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Renee L Price, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he/she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Edward E. Price, III the principal.

This 22nd day of July, 2016

Renee L. Price

Sworn to and subscribed before me by Renee L. Price this 22nd day of July, 2016

Notary Public

DARBY H BENSEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-6-20

Property Owner & Address:	Michael E Williams, Jr. 120 Trellis Way Goodlettsville, TN 37072
Tax Parcel No	033030B01700CO
Property Address:	120 Trellis Way Goodlettsville, TN 37072
MAIL TAX BILLS TO:	Michael E. Williams Jr. 120 Trellis Way **Goodlettsville, TN 37072**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $212,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 22nd day of July, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Personally appeared before me, Venitha Cunningham, a Notary Public for this county and state, 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

My Commission Expires: 9/25/19

STATE OF TENNESSEE NOTARY PUBLIC