Davidson County DEEDWARR
Recvd: 08/04/16 12:21 3 pgs
Fees:18.00 Taxes:1376.20
20160804-0080898

WARRANTY DEED

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $371.94700

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF AUGUST, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/29/19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2317B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Giovanna J Bocci and Michael A Frost	New Owner	172-13-0A-014.00
6328 Williams Grove Drive		
Brentwood, TN 37027		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

FRANK H. WILLIAMS AND JOANNE G. BISHOP CO-TRUSTEES OF THE WILLIAMS FAMILY TRUST

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GIOVANNA J BOCCI AND MICHAEL A FROST

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Williams Grove, Section 1 of record in Plat Book 9700, Page 580, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frank H. Williams and Margaret F. Williams, as Trustees of The Williams Family Trust, a Revocable Living Trust by Quitclaim deed from Frank Williams and Margaret Williams, husband and wife of record in Instrument No. 20010523-0053323 Register's Office for Davidson County, Tennessee, dated April 26, 2001 and recorded on May 23, 2001.

Being also known as 6328 Williams Grove Drive Brentwood, Tennessee 37027. Property being provided for informational purposes only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 581, 582 and 583, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of P.U.D. Boundary Williams Grove of record in Plat Book 9700, Page 520, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 10741, Page 678, as amended in Book 11167, page 755, Book 11643, page 316, as supplemented in Instrument Number 19991206-0300190, and further amended in Instrument Number 20010514-0049490, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 10741, page 716, Register's Office for Davidson County, Tennessee.

Charter of Williams Grove Homeowners Association, Inc., of record in Book 10741, page 669 as amended in Book 10741, page 671, and further amended in Instrument Number 20010618-0064214, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Instrument Number 20010514-0049489, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 10951, page 699, Register's Office for Davidson County, Tennessee.

Easement of record in Book 11383, page 728, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 6328 Williams Grove Drive, Brentwood, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 2nd day of August, 2016.

Frank H. Williams By Joanne W Bishop attorney in fact

Frank H. Williams, as Co-Trustee

By Joanne G. Bishop, attorney in fact

Joanne W. Bishop

Joanne G. Bishop, as Co-Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joanne G. Bishop, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Frank H. Williams, for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Frank H. Williams.

Witness my hand and official seal, this 2nd day of August, 2016.

Notary Public

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

My Commission Expires: 10/2/17

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Joanne G. Bishop, Co-Trustee of the Williams Family Trust, 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 in the capacity and for the purposes therein contained.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

File #: 16-2317B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

