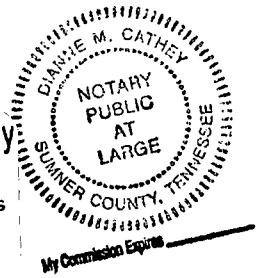
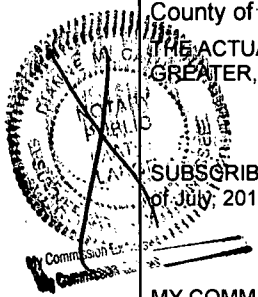
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160067447 DEEDWARR
Recvd: 08/04/16 14:09 2 pgs
Fees:13.00 Taxes:684.50
20160804-0081011





State of Tennessee
County of ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 2/25/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anna M. Zimmerman Juan Canchola	Same as owner	136-07-0/151.00
(NAME)	(NAME)	
144 Saxon Mist Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Sarah Williams and Donald Williams Jr., wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anna M. Zimmerman and Juan Canchola,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 278 on the Plan of Priest Lake Park Section V, of record in book 4460, pages 174, 175 and 176, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sarah Williams and Donald Williams, Jr., wife and husband by deed from Eco-Build of TN, a Tennessee Limited Liability company dated May 19, 2011 and filed for record May 23, 2011 as Instrument No. 20110523-0039261 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 4460, pages 174-176. Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 4219, page 892, book 4317, page 17, Book 4482, page 615, Book 4505, page 774, Book 4698, page 969, book 5097, page 566, Book 5456, page 509, Book 5499, page 879, book 5960, page 868 and book 7422, page 832, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easement for public utilities.

The taxes for the current year have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 144 Saxon Mist Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 29th day of July, 2016.

Sarah Williams

Donald Williams Jr.

State of Tennessee
County of Davidson

Personally appeared before me Sarah Williams and Donald Williams Jr., with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of July, 2016.

Notary Public Judith C. Jacobs
My Commission Expires: 7-20-20

File No.: 201607002

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN