BILL GARRETT, Davidson County
Trans:T20160075526 DEEDWARR
Recvd: 08/30/16 10:03 2 pgs
Fees:13.00 Taxes:810.30

20160830-0090547

WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$219,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF August, 2016
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9.18.17
(AFFIX SEAL)

CHRISTINE L. LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 142
Peter L. Reis	Franklin Synergy Bank	GROUP 10 0B
729 Barlin Ct	722 Columbia Ave	PARCEL 114.00 CO
Nashville, Tennessee 37221	Franklin, Tennessee 37064	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Randal Williams and wife Peggy Williams

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Peter L. Reis and Alexandra L. Reis, husband and wife

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:

Land in Davidson County, Tennessee, being Unit No. 114 , as shown on the map entitled the Plan of Belle Pointe, Phase III, of record in Book 6250, page 872, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RANDAL WILLIAMS AND PEGGY WILLIAMS, HUSBAND AND WIFE, by deed from BROCK & SCOTT, PLLC, AS SUBSTITUTE TRUSTEE, of record in Instrument No. 20160401-0030978, dated March 25, 2016, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

PEGGY WILLIAMS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **729 Barlin Ct, Nashville, Tennessee 37221**.

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 hand and official seal at office this 26th day of August, 2016.

Randal Williams

Peggy Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Randal Williams and wife Peggy Williams, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027