BILL GARRETT, Davidson County
Trans:T20160082947 DEEDWARR
Recvd: 09/21/16 13:48 2 pgs
Fees:13.00 Taxes:296.00
20160921-0099533

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Centennial Construction, LLC	NEW OWNER (NAME)	
304 Arrow Point (ADDRESS)	(ADDRESS)	071-11-0-022.00
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Bobbie Ruth Williams, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Centennial Construction, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOW

BEGINNING ON THE NORTHERLY MARGIN OF GATEWOOD AVENUE 56 FEET EASTERLY FROM THE EAST MARGIN OF LUTON STREET; THENCE WITH THE NORTHERLY MARGIN OF GATEWOOD AVENUE, EASTERLY 60 FEET TO A POINT; THENCE NORTHERLY PARALLELED TO LUTON STREET 208 FEET, MORE OR LESS, TO THE SOUTH LINE OF LOT NO. 14 OF THE JOHN WOODARD LANDS; THENCE WITH SAID LINE WESTERLY 60 FEET TO A POINT 56 FEET EASTERLY FROM THE EAST MARGIN OF LUTON STREET; THENCE SOUTHERLY 208 FEET, MORE OR LESS, TO THE
BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BOBBIE RUTH WILLIAMS BY QUITCLAIM DEED FROM ROBERT W. SLATE AND WIFE, RUTH N. SLATE OF RECORD IN INSTRUMENT NO. 200007110068573 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 203 Gatewood Avenue , Nashville, TN 37207-5020
(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 hand(s) this 16th day of September, 2016.

WARRANTY DEED
(Continued)

Bobbie Ruth Williams

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bobbie Ruth Williams, married, the herein bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal, this the 16th day of September, 2016.

Notary Public

My Commission Expires: 2/2/18

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072