THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: E16-5242

RECORD & RETURN TO:
Midtown Title, LLC
1704 Charlotte Ave., Ste 105
Nashville, TN 37203
File No. E16-5242

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $135,500.00

J. M. Sitzman
Affiant

Subscribed and sworn to before me, this the 23rd day of September, 2016.

Amanda Vaughn
Notary Public
My Commission Expires: 5/5/2020

BILL GARRETT, Davidson County
Trans: T20160085688 DEEDWARR
Recvd: 09/29/16 12:36 2 pgs
Fees: 13.00 Taxes: 501.35
20160929-0102760

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Steven Williams Terri Williams ~~1517 Watercress Dr~~ 208 Wheaton Ct. Nashville, TN 37214	NEW OWNER	108-16-0-128.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jon M Sitzman a married man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Steven Williams and Terri Williams, 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:

Being Lot No. 60, on the Plan of Lakeview Hills, Section 4, of record in Plat Book 5200, Page 642, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Angela L. Johnson Zaffino, f/k/a Angela L. Johnson and husband, Timothy Zaffino to Tiffany M. Sitzman and husband, Jon M. Sitzman, as recorded on the 24th day of February, 2003 in Instrument No. 20030224-0024005, in the Register's Office of Davidson County, Tennessee. Further conveyed by Quit Claim Deed from Tiffany Reynolds, F/K/A Tiffany M. Sitzman, a married woman and Jon M. Sitzman, a married man, who acquired title as wife and husband to Jon M. Sitzman, a married man, as recorded on the 7th day of August, 2012 in Instrument No. 20120807-0070404, said Register's Office.

Michelle Sitzman joins in the execution of this instrument for the purpose of conveying any/all interest she may have in subject property by virtue of her marriage to Jon M. Sitzman.

This is ☒ Improved OR ☐ Unimproved property located at: 1517 Watercress Drive, Nashville, TN 37203

This conveyance is made subject to 1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of September, 2016.

Jon M Sitzman

Michelle Sitzman

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jon M Sitzman and Michelle Sitzman**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of September, 2016.



Notary Public
My Commission expires:
5/5/2020