WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 116400

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160089941 DEEDWARR
Recvd: 10/12/16 11:08 2 pgs
Fees: 13.00 Taxes: 621.60
20161012-0107871

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $168,000.00

Ashley Pospisah
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF OCTOBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2617N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Selene Lanier Henderson	Movement Mortgage	135-12-0B-116.00-CO
2326 Nashboro Boulevard	PO BOX 890964	
Nashville, TN 37217	Charlotte NC 28289	

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,

MELINDA D. WILLIAMS, MARRIED

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

SELENE LANIER HENDERSON, AN UNMARRIED WOMAN

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. 116 on the Plan of Horizontal Property Regime Private Element Plat, Nashboro - Fairway Pointe of record in Plat at Instrument No. 20020820-0100664, 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 Melinda D. Williams by Quitclaim deed from Melinda D. Hutchings of record in Instrument No. 20090724-0069500 Register's Office for Davidson County, Tennessee, dated July 17, 2009 and recorded on July 24, 2009.
David Vincent Williams joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien, not yet due and payable.

Subject to all matters appearing on the Plan of record in Plat at Instrument No.l20020820-00100664, any and all Covenants, Conditions, Restrictions, Easements which may affect said property of record in the Register's Office of Davidson County Tennessee.

This is property known as 2326 Nashboro Boulevard, Nashville, TN 37217

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 7th day of October, 2016.

Melinda D. Williams

David Vincent Williams

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, MELINDA D. WILLIAMS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of October, 2016.

Notary Public

My Commission Expires:

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-18-2019

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, DAVID VINCENT WILLIAMS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of October, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-2617N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190 Brentwood, TN 37027