WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/16 15:26 3 pgs
Fees:18.00 Taxes:296.00
20161201-0126293

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

Konya Williams
Affiant

Subscribed and sworn to me on December 1st, 2016.

Brenda Zitzman
NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tracy and Konya Williams 420 Elysian Fields Rd D-4 Nashville, TN 37211	Tracy Williams 229 Woodmaker Court Nashville, TN 37214	133140A05300 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, Samuel Jordan, Jr. hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Tracy Williams and wife, Konya Williams, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit D-4, The Village at Grassmere (fka Oakcrest Condominiums), as established under Master Deed of record in Instrument No. 20070301-0025595, Register's Office for Davidson County Tennessee, to which master deed reference is hereby made for a more particular description of said units.
>
> Being the same property conveyed to Samuel Jordan, Jr. by Warranty Deed from Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas, recorded on the 22nd day of April, 2014 in Instrument No. 20140422-0033552, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 420 Elysian Fields Rd, D-4, Nashville, TN 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that they 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 GRANTOR does further covenant and bind themselves, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on December 1st, 2016.

Samuel Jordan, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On December 1st, 2016, before me personally appeared Samuel Jordan, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on December 1st, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017