Davidson County DEEDWARR
Recvd: 12/08/16 12:42 2 pgs
Fees:13.00 Taxes:688.20
20161208-0129042

WARRANTY DEED

File #16292

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

FRN-167028

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Jose Morales	New Owner	15007033700
(NAME)	(NAME)	
600 Daisy Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Gypsy M. Williams married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Jose Morales unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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, TeIU1essee, being Lot No. 273 on the plan of the Country, Section 6B, as of record in Book 5200, page 741, Register's Office for said County. Said Lot No. 273, being a comer lot, fronts 95 feet on the southeasterly margin of Daisy Trail and fronts 73.98 feet on the southerly margin of Daisy Court, said frontages being joined by a curve measuring 39.27 feet and the southeasterly line extends back 108.89 feet and intersects the southerly line which measures 96.43 feet thereon.

Being the same property conveyed to Kevin Gray Shamblin and Gipsy M. F. Shamblin by Warranty deed from Jerome Edward Galmish and Donna R. Galmish, husband and wife, dated 3/14/1994 and filed of record in Book 9280, page 129, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Gipsy M F Shamblin by Deed from Kevin Gray Shamblin dated 10/7/02, of record in Instrument No. 200211060136758, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Gipsy M. Williams, married by Quitclaim deed from Gipsy M.F. Shamblin dated 10/29/2003 and filed of record in Instrument No. 20031107-0163874, Register's Office for Davidson County, Tennessee.
Gipsy M Williams and Gypsy M Williams are one and the same person.
James Anthony Williams, husband of Gypsy M. Williams, joins in the execution of this instrument for the purpose of relinquishing all of his rights, title and interest in and to this subject property.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2017 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 600 Daisy Court, Antioch, TN 37013
(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 hand this 7th day of December, 2016.

Gypsy M. Williams

James Anthony Williams /BY Gypsy Williams Attorney in fact
James Anthony Williams
By: Gypsy M. Williams, his attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Gypsy M. Williams married, the bargainor(s), with whom I am personally acquainted (or 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 and official seal this 7th day of December, 2016.

GREGORY FAIRBANKS EXTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

Before me personally appeared Gypsy M. Williams to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James Anthony Williamspursuant to a Specific Power of Attorney dated 12/02/2016 and filed of record simultaneously herewith, in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of James Anthony Williams, as his attorney in fact.

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

GREGORY FAIRBANKS EXTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires:

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY