BILL GARRETT, Davidson County
Trans:T20160108726 DEEDWARR
Recvd: 12/12/16 09:58 3 pgs
Fees:18.00 Taxes:1306.10
20161212-0129731

THIS INSTRUMENT PREPARED BY:

CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $353,000.00.

Affiant

Subscribed and sworn to before me as of this 9th day of December, 2016.

Notary Public

My Commission Expires: _____

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Megan and Thomas Killion 105 38th Avenue North Nashville, TN 37209-4927	new owner	104-05-0-026.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **John Allen Williams, II and wife, Emily H. Williams,** hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Megan Killion and Thomas Killion, wife and husband,** his/hers heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Part of West Grove Subdivision of record in Plat Book 421, Page 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 114 fronts 50 feet on the Westerly side of 38th Avenue North and

made for a more complete description of the property.

Said Lot No. 114 fronts 50 feet on the Westerly side of 38th Avenue North and runs back between parallel lines along the Northerly margin of an alley, 160 feet to a another alley in the rear.

Being the same property conveyed to John Allen Williams, II, and wife, Emily H. Williams, by deed from John Allen Williams, of record in Instrument No. 20161212-0129730, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John Allen Williams, II and John Allen Williams, as tenants in common by Warranty deed from Wayne P. McDonald and Patricia A. McDonald, husband and wife of record in Instrument No. 20040525-0061327 Register's Office for Davidson County, Tennessee, dated May 05, 2004 and recorded on May 25, 2004.

Being also known as 105 38th Avenue North Nashville, Tennessee 372094927.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her/his heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.
Rights of claims and parties in possession not shown by the public records.
Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
Taxes or special assessments which are not shown as existing liens by the public records.
Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
Easements or claims of easements not shown by the Public Records.
If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Taxes for the year 2016, a lien due and payable, but not delinquent.
Subject to all matters shown on the Plan of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee.

A temporary and permanent easement for sanitary sewer purposes granted to the Metropolitan Government of Nashville and Davidson County of record in Book 4431, Page 76, in the Register's Office for Davidson County, Tennessee.

The taxes for 2016 have been prorated at closing and are assumed by Grantee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Grantor further covenants and binds herself, his/her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his/her heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his/her name to be affixed hereto as of this 7th day of December, 2016.

John Allen Williams, II

Emily H. Williams

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named John Allen Williams, II, and wife, Emily H. Williams, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 3-6-18

JANET E. GERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 6, 2018