WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160111200 DEEDWARR
Recvd: 12/19/16 10:40 2 pgs
Fees:13.00 Taxes:1110.00
20161219-0132772

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$300,000.00~~.

Affiant

Subscribed and sworn to before me this 16th day of December, 2016

Notary Public
My Commission expires: 4/21/2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tim Williams	New Owner	133-07-0-168.00
3375 Mimosa Drive		
Nashville, TN 37211	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cynthia Latimer, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tim Williams, an unmarried man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 95 on the plan of Glencoe Acres, Section 1, of record in Book 1835, Page 137, Register's Office for said county.

Said Lot No. 95 fronts 93.0 feet on the southeasterly margin of Mimosa Drive and extends back 188.2 feet on the southwesterly line and 192.2 feet on the northeasterly line to a dead line in the rear, measuring 80.0 feet thereon.

Being the same property conveyed to Cynthia Latimer from Judy Robinson, single by Warranty Deed on March 31, 2016, of record in Instrument Number 20160405-0032678, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 1835, Pages 137 and 138, Register's Office for Davidson County, Tennessee.
- Subject to the charter right-of-way of N.C. & St. L Railroad.
- This property has never been used as the Grantors residence, personal, marital or otherwise.

This is improved property known as: **3375 Mimosa Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this December 16, 2016.

Cynthia Latimer by David L. Allison as Atty-in-Fact

Cynthia Latimer by David L. Allison as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared DAVID L. ALLISON, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for CYNTHIA LATIMER, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name CYNTHIA LATIMER, the bargainor(s), by the said DAVID L. ALLISON, as Attorney-in-Fact.

WITNESS my hand and seal, this 16th day of December, 2016.

_____ My Commission Expires: 11-6-17
NOTARY PUBLIC

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY