BILL GARRETT, Davidson County
Trans:T20160113739 DEEDWARR
Recvd: 12/27/16 15:03 2 pgs
Fees:13.00 Taxes:314.50

20161227-0135868

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$85,000.00** (Eighty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 23rd day of December, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT. 7, 2020

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Beta-Pi Fawnwood Partnership 3413 Fawnwood Place Nashville, TN 37207	Beta-Pi Fawnwood Partnership P.O. Box 31 Brentwood, TN 37024-0031	05010015800

WARRANTY DEED

FOR AND IN 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/WE, **WILLIAM L. WILLIAMS, JR., AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BETA-PI FAWNWOOD PARTNERSHIP,** 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. 131-A on the Plan of Zone Lot Division Lots 63-65, 68-69, 125-126, 128-134, 141, 144-145, 147-152, Revision to Section 4, Chesapeake Homes, of record in Book 6250, page 932 and amended in Book 6250, page 933, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William L. Williams, Jr., an unmarried man by deed from Beverly S. Hill, an unmarried woman, of record in Instrument No. 20161227-0135864, **Register's Office for Davidson County, Tennessee, dated** 12-23-16 **and recorded** 12-27-16.

Being also known as 3413 Fawnwood Place, Nashville, TN 37207.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **3413 FAWNWOOD PLACE** **NASHVILLE, TN 37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 23rd day of December, 2016

William L. Williams, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of December, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William L. Williams, Jr.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 23rd day of December, 2016.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

Commission Expires: _____