WARRANTY DEED

2016-661

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00.

Stephanie Done
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th day of January, 2017.

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

(Affix Seal)

Notary Public

My Commission Expires: 3/6/18

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tessa R. Williams and Delores J. Williams 4903 Pearson Place Nashville, TN 37211	new owners	147.16-0-150.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James V. Haluska**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Tessa R. Williams, a single woman and Delores J. Williams, a single woman, tenants in common with rights of survivorship**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 4903 Pearson Place, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot Number 218 on the Plan of ~~Fairland~~ FAIRLANE Park, Section III, of record in Book 2331, Page 145 and 146, as revised in Book 8250, Page 603, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James V. Haluska from Ana J. Romero Pineda by Warranty Deed dated April 12, 2016 and recorded April 12, 2016 in Instrument Number 20160412-0034944, Register's Office for Davidson, Tennessee.

( ) **unimproved**
This is (X) improved property know as 4903 Pearson Place, Nashville, TN 37211.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

BILL GARRETT, Davidson County
Trans:T20170007000 DEEDWARR
Recvd: 01/25/17 08:58 2 pgs
Fees:13.00 Taxes:780.70
20170125-0007913

Witness my/our hand(s) this 18th day of January, 2017

James V. Haluska

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named James V. Haluska, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of January, 2017.

Notary Public
My Commission Expires: 6-30-2019

