Prepared by:
The Law Office of Ryan Trammel, PLLC
2732B Hartsville Pike
Lebanon, TN 37087

BILL GARRETT, Davidson County
Trans:T20170008569 DEEDWARR
Recvd: 01/30/17 12:41 2 pgs
Fees:13.00 Taxes:370.00
20170130-0009677

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this 26th day of January, 2017.

Notary Public
My commission expires: 12-6-2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Larry J. Williams 2829 Colonial Circle Nashville, TN 37214	New Owner	096060046.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Karen LaFont, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and ereby transfers and conveys to **Larry J. Williams**, hereinafter called the Grantee, his successors 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. 43 on the plan of Colonial Village, of record in Plat Book 1424, Page 58, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen LaFont by deed from Chad W. Coulthard and wife, Karey Coulthard, of record in Book 11710, Page 129, said Register's Office.

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.

This property is improved property known as 2829 Colonial Circle, Nashville, TN 37214.

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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 26th day of January, 2017.

Karen LaFont

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Karen LaFont**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 26th day of January, 2017.

Notary Public
State of Tennessee at Large

My Commission expires: December 6, 2020

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY