Davidson County DEEDWARR
Recvd: 01/31/17 14:47 3 pgs
Fees:18.00 Taxes:629.00
20170131-0010398

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Chelsea Elizabeth Williams
1419 Quail Run
Nashville, TN 37214

SEND TAX BILL TO:
Wilson Bank & Trust
P.O. Box 768
Lebanon, TN 37088

MAP/PARCEL 108-08-0-241.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Derek J. Harrison, an unmarried man,** has this day bargained and sold, and does hereby transfer and convey unto **Chelsea Elizabeth Williams, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section 6 Trailwood of record in Plat Book 6200, Page 863, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Derek J. Harrison, a single man by Warranty deed from Sandra K. Nornes, an unmarried person of record in Instrument No. 20110426-0031758 Register's Office for Davidson County, Tennessee, dated April 25, 2011 and recorded on April 26, 2011.

This is improved property known as: **1419 Quail Run, Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2017 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6200, page 863, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 26th day of January, 2017.

Derek J. Harrison

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Derek J. Harrison,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 26th day of January, 2017.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $170,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 9/4/19

File No: 170008

TRUE COPY CERTIFICATION

I, Kimie Perry do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

