Davidson County DEEDWARR
Recvd: 02/02/17 15:17 3 pgs
Fees:18.00 Taxes:771.45
20170202-0011482

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TN }
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27 DAY OF February, 2017.

NOTARY PUBLIC

My Commission expires: 3-14-17

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 16120031

Address of New Owner
Gregoria Williams
2914 Lyncrest Drive
Nashville, TN 37214

Send Tax Bills To:
~~Same~~
New Owner

Tax Information:
096-14-0-122.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Holly L. Krozel, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Gregoria Williams, single woman,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 778 on the Plan of Cloverhill Subdivision, Section 9, of record in Plat Book 2331, Page 44, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Holly L. Krozel, unmarried, by Warranty Deed from Ricky Dean Fortner, unmarried, dated 06/30/14 and recorded on 07/16/14 in Instrument No. 20140716-0062730, Register's Office for Davidson County, Tennessee. See Affidavit of Scrivener's Error of record at Instrument No. 20170109-0002469, Register's Office for Davidson County, Tennessee.

This is property generally located:
2914 Lyncrest Drive, Nashville, TN 37214

SUBJECT TO THE FOLLOWING:

1. 2017 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 2331, Page 44, said Register's Office.
3. Sanitary Sewer Easement of record in Book 6171, Page 915, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Holly L. Krozel** has/have caused this instrument to be executed, this the 1 day of Feb, 2017.

Holly L. Krozel

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Holly L. Krozel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 1 day of Feb, 2017.

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY