WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170014951 DEEDWARR
Recvd: 02/21/17 09:33 2 pgs
Fees:13.00 Taxes:1110.00
20170221-0016995

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$300,000.00
|Paul Williams
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|17th DAY OF February, 2017.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 2-25-19
|(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 160
Paul Williams	F&M Bank	GROUP 12 0
521 Hill Road	P.O.Box 451	PARCEL 007.00
Nashville, Tennessee 37220	Clarksville, Tennessee 37041	

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, we,

Randy Williams and wife, Peggy Williams

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Paul Williams, an unmarried man

Hereinafter called the grantees, 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. 1 on the Plan of Section II, Hillview Estates, as of record in Book 3500, page 135, Register's Office for said County.
Said Lot No. 1 fronts 99.65 feet on the south side of Hill Road, and extends back 221.92 feet on the east line and 225.2 feet on the west line, to a dead line in the rear, on which it measures 107.13 feet.

Being the same property conveyed to Randy Williams and wife Peggy Williams by deed from William Malvin Fore, III, an unmarried man, of record in Instrument No 20161107-0117379, Register's Office for said County, dated November 14, 2016, and Recorded on November 7, 2016

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **521 Hill Road, Nashville, Tennessee 37220.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

WITNESS my hand and official seal at office this 17th day of February, 2017.

Randy Williams

Peggy Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Randy Williams and wife, Peggy Williams, with whom I am personally acquainted, (or who 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.

Witness my hand, at office, this 17th day of February, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027