WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

R-VRES-17-4786

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Edward Tossing and Gail Tossing	New Owner	
(NAME)	(NAME)	
4786 Trousdale Drive		**146-04-0-170.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **DAVID SCOTT WILLIAMS, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EDWARD TOSSING AND GAIL TOSSING, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4-A on the Plan of Zone Lot Division of Lots 1, 4, 6 and 7 of Magnolia Hall of record in Plat Book 5800, Page 197, and amended Plat Book 6250, page 32, 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 David Scott Williams, a single person by Warranty deed from Matthew J. Vergne and wife, Paula Vergne (formerly known as Paula Waggoner) of record in Instrument No. 20041004-0119010 Register's Office for Davidson County, Tennessee, dated September 30, 2004 and recorded on October 04, 2004.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 5800, Page 197 and amended in Book 6250, page 32, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 6213, Page 329, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20041004-0119010 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4786 Trousdale Drive, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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: T20170015516 DEEDWARR
Recvd: 02/22/17 09:25 2 pgs
Fees: 13.00 Taxes: 813.63

20170222-0017645

Witness my/our hand(s) this the 15th DAY OF FEBRUARY, 2017.

David Scott Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID SCOTT WILLIAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of February, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212