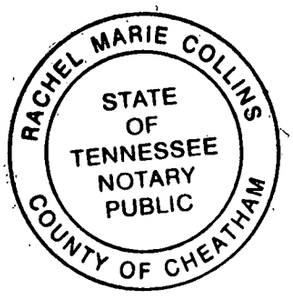
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$203,000.00.**

Wanda Wallace
Affiant

Subscribed and sworn to before me this 28 day of February, 2017.

Notary Public
My Commission expires: _____
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Mariam Marie Cavnar | SAME | 15005019900 |
| 2821 Galesburg Drive | | |
| Nashville, TN 37217 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams Realty, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mariam Marie Cavnar, unmarried woman** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 718 on the Plan of Edge-O-Lake Estates, Section 17, of record in Plat Book 4460, Page 44, said Register's Office for Davidson County, Tennessee, to plat reference is hereby made for a more complete description.**

**Being the same property conveyed to Wanda Williams by Cash Deed for Tennessee from SECRETARY OF HOUSING AND URBAN DEVELOPMENT dated September 13, 2016 of record in Instrument Number 20160916-0097338, Register's Office for Davidson County, Tennessee. Said Wanda Williams having since conveyed her interest to Wanda Williams Realty, LLC by Quitclaim Deed dated October 12, 2016 of record in Instrument Number 20161107-0117964, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 44, page 44, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4549, page 802, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2821 Galesburg Drive, Nashville, TN 37217**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20170018156 DEEDWARR
Recvd: 03/02/17 11:58 2 pgs
Fees:13.00 Taxes:751.10
20170302-0020772

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** our hands this February 28, 2017.

**Wanda Williams Realty, LLC**

Wanda Williams, Member

**By Wanda Williams, Member**

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Wanda Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member of Wanda Williams Realty, LLC the within named bargainor, a limited liability company, and that as Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of Wanda Williams Realty, LLC.

Witness my hand, at office, this 28th day of February, 2017.

Notary Public

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY