This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, TN 37215

MAP/GROUP/PARCEL 07207021900

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Brandon Rumbley
2913 Branch Court
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner
4056 Port Cleburne LN
Hermitage, TN 37076

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **DAWN WILLIAMSON- GREEN, UNMARRIED** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **BRANDON RUMBLEY, A MARRIED MAN** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 6, on the Plan of Brooks Gardens, of record in Book 2330, page 168, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Kathryn D. Williamson, unmarried, by Warranty Deed from Hattie L. Burns, dated August 23, 1996, appearing of record in Book 10168, page 8, of the Register's Office for Davidson County, Tennessee.

The said Kathryn D. Williamson died Intestate, July 8, 2014. The said property was bequeathed to her sole heir Dawn Williamson-Green by Affidavit of Heirship dated February 24, 2017, of record at Instrument Number 20170228-0019793, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Book 2330, page 168, Register's Office for Davidson County, Tennessee.;

This is improved property known as 2913 Branch Court, Nashville, TN, 37216.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170021473 DEEDWARR
Recvd: 03/13/17 15:20 2 pgs
Fees:13.00 Taxes:754.80
20170313-0024668

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Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 1 day of March, 2017

Dawn Williamson- Green

STATE OF TEXAS

COUNTY OF Collin

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Dawn Williamson-Green, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 1st day of March, 2017.

JAYALAXMI VEMU
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-21-19

NOTARY PUBLIC

My Commission Expires: 09/21/2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $204,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 1 day of March, 2017.

NOTARY PUBLIC

JAYALAXMI VEMU
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-21-19

My Commission Expires: 09/21/2019

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