THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle Ste. 150** **Brentwood, TN 37027** **CRT File No. 170311201**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $115,000.00. Affiant Subscribed and sworn to before me, this 12th day of April, 2017. Notary Public My Commission Expires: 7.2.18

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20170031725 DEEDWARR
Recvd: 04/17/17 11:05 2 pgs
Fees:13.00 Taxes:425.50
20170417-0036787

WARRANTY DEED

Address New Owner: Zettie D. Page, III 695 Bristol Drive Apt. 378 Hayward, CA 94544	Send Tax Bills To: New Owner 695 Bristol Dr., Apt. 378 Hayward, CA 94544	Tax Information: Tax Parcel ID No. 163-11-0A-012.00-CO

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 of which is hereby acknowledged, **Marion D. Williams and Yvonne Williams, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zettie D. Page, III, unmarried**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Third Revision, Section Two, Bell Forge Village, of record in Plat Book 6900, Page 250, 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 Marion D. Williams and Yvonne Williams, husband and wife by Warranty Deed from William C. Watts, an unmarried man, and Wendell R. Pendleton, an unmarried man, of record in Instrument No. 20080508-0047937, Register's Office for Davidson County, Tennessee, dated may 7, 2008 and recorded on May 08, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 250, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, Restrictions and By-Laws of record in Book 6040, Page 538, Book 6306, Page 644, Book 6350, Page 858, Book 6651, Page 207, Book 7224, Page 209 and Instrument No. 20061229-0160925, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for HOA of record in Book 6887, Page 495, in the Register's Office for Davidson County, Tennessee.

Conveyance of common area to HOA of record in Book 6040, Page 534, in the Register's Office for Davidson County, Tennessee.

Sewer Line Easement of record in Book 6859, Page 672, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 6531, Page 321, in the Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Book 7224, Page 246, in the Register's Office for Davidson County, Tennessee.

Deed(s) of Conveyance to Metro Government for Sanitary Sewer and Water Main of record in Book 6956, Pages 103 & 131, in the Register's Office for Davidson County, Tennessee.

Agreement for Use of Dumpster Facility of record in Book 7224, Page 195, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 211 Hickory Forge Dr. Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of April, 2017.

Marion D. Williams

Yvonne Williams

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ Citrus)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marion D. Williams and Yvonne Williams, with whom I am personally acquainted, and who acknowledged that hey executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of April, 2017.

Notary Public
My Commission Expires: 5/18/19

Jamie Le Ann Watkins NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires May 18, 2019 No. FF 232004