BILL GARRETT, Davidson County
Trans:T20170034439 DEEDWARR
Recvd: 04/24/17 15:00 2 pgs
Fees:13.00 Taxes:895.40
20170424-0040124

ADDRESS NEW OWNER: Susan Holliday

5111 Briarwood Drive
Nashville, TN 37211

SEND TAX BILL TO: FirstBank
318 Seaboard Lane, Suite 205
Franklin, TN 37067

MAP-PARCEL NOS. 14710008300

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Cheryl H. Johnston Williams, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Susan Holliday, unmarried woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 324 on the Plan of Caldwell Country Estates, Section 5, of record in Book 3300, Page 16, as amended in Book 3978, Page 853, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cheryl H. Johnston from Elijah A. Stamps and wife, Gladys H. Stamps by Warranty Deed recorded on October 29, 1982, Book 5957, Page 67, Register's Office for Davidson County, Tennessee. The said Cheryl H. Johnston Williams conveyed her interest to Cailyn Johnston reserving a life estate to Donald E. Williams and in herself by Quitclaim Deed recorded on October 27, 2011, in Instrument No. 20111027-0083480, said Register's Office. The said Donald E. Williams conveyed his interest in the subject property to Cheryl H. Johnston Williams by Quitclaim Deed recorded on January 30, 2017, in Instrument No. 20170130-0009445, said Register's Office. The said Cailyn Johnston conveyed her interest in the subject property to Cheryl Williams by Quitclaim Deed recorded on January 30, 2017, in Instrument No. 20170130-0009446, said Register's Office. Cheryl H. Johnston is one and the same person as Cheryl H. Johnston Williams, Cheryl Williams, and Cheryl Johnston Williams. See Scrivener's Affidavit in Instrument No. 20170424004012 3, said Register's Office.

This is property with a common address of 5111 Briarwood Drive, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Book 3300, Page 16, as amended in Book 3978, Page 853, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21st day of April 2017.

Cheryl H. Johnston Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Cheryl H. Johnston Williams, unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of April 2017.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $242,000.00.

Affiant

Subscribed and sworn before me this 21st day of April 2017.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

File No. 1704K118