WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 04/26/17 10:28 2 pgs
Fees:13.00 Taxes:281.20
20170426-0040860

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$76,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 24th day of April, 2017

Notary Public
My Commission expires: 11-6-17
(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:
Wanda Williams	New Owner	098-05-0-125.00
1804 Brookvalley Place		
Mt. Juliet, TN 37122	,	

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 M. Bealor**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wanda Williams, unmarried and Trenton Langton, married** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being all of Lot No. 26A, Hunter's Point Subdivision, as shown by plat and survey of record in Plat Book 5200, Page 736, and amended in Book 6250, Page 510, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wanda M. Bealor from Jennifer A. Deal by Warranty Deed on August 28, 1997, of record in Book 10596, Page 184, 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 Plat Book 5200, Page 736, as amended in Plat Book 6250, Page 510, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3814, Page 592; Book 6207, Page 609; Book 6279, Page 741 and Plat Book 6250, Page 710, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5154 Hunters Point Lane, Hermitage, TN 37076**

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.

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 April 24, 2017.

Wanda M. Bealor

Wanda M. Bealor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda M. Bealor** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 24, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.