WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170035982 DEEDWARR
Recvd: 04/28/17 11:25 2 pgs
Fees:13.00 Taxes:1683.50
20170428-0041895

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2017

Notary Public

MY COMMISSION EXPIRES: 12-1-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Travis Darnell and Katherine Darnell	Mortgage Investors Group	63-1-14
(NAME)	(NAME)	
1427 Neelys Bend Road	8320 East Walker Springs Lane, Ste 200	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20170658

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, LESLIE J. WILLIAMS AND TERESA WILLIAMS, HUSBAND AND WIFE,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **TRAVIS DARNELL AND KATHERINE DARNELL, HUSBAND AND WIFE**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Nawakwa Hills Annex, of record in Book 843, page 64, Register's Office for said County.

Said Lot No. 3 fronts 219.25 feet on the easterly side of Neely's Bend Road and runs back between parallel lines as measured from the center of said road, 1000 feet to the west line of Lot No. 12, and contains 5 acres, more or less.

Being the same property conveyed to Leslie J. Williams by deed from Robert Dale Pyron and wife, Shirley J. Pyron, dated June 14, 2013, of record in Instrument No. 20130619-0062749, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1427 Neelys Bend Road, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 26th day of April, 2017

Leslie J. Williams

Teresa Williams

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Leslie J. Williams and Teresa Williams, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th of April, 2017.

Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY