BILL GARRETT, Davidson County
Trans:T20170040603 DEEDWARR
Recvd: 05/12/17 10:22 2 pgs
Fees:13.00 Taxes:793.28
20170512-0047251

RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: M176243

WARRANTY DEED

BMR17-8704

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,400.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-19-2020
(AFFIX SEAL)

RACHEL ADAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samantha J. Davis	Waterstone Mortgage	
8704 Gauphin Place (ADDRESS)	N25 W23255 Paul Road (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Pewaukee, WI 53072 (CITY) (STATE) (ZIP)	173-09-0A-510.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RODGER K. WILLIAMS OR CANDACE C. WILLIAMS, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE RODGER K. WILLIAMS AND CANDACE C. WILLIAMS TRUST DATED AUGUST 30, 2001, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SAMANTHA J. DAVIS, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 404 on the Plan of Phase Seven, Lenox Village, of record in Instrument No. 20051028-0130418, 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 Keith Williams, Catherine Williams, Rodger Williams and Candice C. Williams by Warranty Deed from Regent Homes, LLC, of record in Instrument No. 20061016-0127952, Register's Office for Davidson County, Tennessee, dated May 10, 2006 and recorded on October 16, 2006.

(Value of consideration shown in aforementioned Deed $184,300.00)

Being the same property conveyed to Rodger K. Williams or Candace C. Williams, Trustees or their successors in trust, under the Rodger K. Williams and Candace C. Williams Trust dated August 30, 2001 by Quitclaim Deed from Keith Williams, a single person, Catherine Williams n/k/a Catherine Dewberry and Ashley Dewberry, wife and husband, Rodger Williams and Candice C. Williams, husband and wife, of record in Instrument No. 20120928-0088801, Register's Office for Davidson County, Tennessee, dated May 30, 2012 and recorded on September 28, 2012.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20051028-0130418, Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005133, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060612-0069716, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104305, Instrument No. 20070830-0104306, Instrument No. 20080326-0030438, Instrument No. 20080326-0030439, Instrument No. 20080403-0033974, Instrument No. 20080403-0033975, Book 7361, Page 230, Instrument No. 20020408-0042676, Instrument No. 20041229-0154223, Instrument No. 20020315-0032825, Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382, Instrument No. 20080326-0030449, Instrument No. 20020412-0045831, Instrument No. 20031016-0153550, Instrument No. 20020510-0053757, re-recorded in Instrument No. 20020507-0056338, Instrument No. 20010103-0000902, Instrument No. 20010822-0090889, Instrument No.

20130916-0097049, Instrument No. 20011129-0130322 Instrument No. 20030923-0140666, Book 7985, Page 449, Instrument No. 20010918-0100849, Instrument No. 20010918-0100850, Instrument No. 20010918-0100851 and Instrument No. 20011106-0121932, Instrument No. 20011112-0123853, in Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 8704 Gauphin Place , Nashville, Tennessee 37211

(House Number) (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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 5th day of May, 2017.

Rodger K. Williams 5-5-2017
Rodger K. Williams, Trustee

Candace C. Williams 5/5/2017
Candace C. Williams, Trustee

STATE OF MISSOURI
COUNTY OF JACKSON

On this the 5th day of May, 2017, before me personally appeared Rodger K. Williams and Candace C. Williams, Trustees under the Rodger K. Williams and Candace C. Williams Trust dated August 30, 2001, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th day of May, 2017.

Donald P Woodell
Notary Public

My Commission Expires: 05-11-2020

(SEAL)

DONALD P. WOODELL
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: May 11, 2020
Commission Number: 12539257

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959