BILL GARRETT, Davidson County
Trans:T20170041742 DEEDWARR
Recvd: 05/16/17 15:46 4 pgs
Fees:22.00 Taxes:0.00
20170516-0048640

WARRANTY DEED

MAIL RECORDED DEED TO:

BRIAN S. WILLIAMS KVNATIONAL 39W 37th St 3 Floor
TAWNI L. WILLIAMS NY NY 10018
1510 DEMONBREUN STREET, UNIT 1503
NASHVILLE, TN 37203

OWNER (SEND TAX BILLS TO):

BRIAN S. WILLIAMS
TAWNI L. WILLIAMS
1510 DEMONBREUN STREET, UNIT 1503
NASHVILLE, TN 37203

664655

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BRIAN S. WILLIAMS and TAWNI L. WILLIAMS, formerly known as TAWNI L. FITE, husband and wife (herein, "Grantor"), whose address is 1510 Demonbreun Street, Unit 1503, Nashville, TN 37203, hereby sells, transfers and conveys to BRIAN S. WILLIAMS and TAWNI L. WILLIAMS, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 1510 Demonbreun Street, Unit 1503, Nashville, TN 37203, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1510 Demonbreun Street, Unit 1503, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

This deed is being executed and recorded to reflect the married name of Tawni L. Williams, who had originally taken title as Tawni L. Fite.

WITNESS my hand and seal this 10th day of May, 2017.

PIN NO: 093-09-0A-110.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Brian S. Williams

STATE OF Arkansas
COUNTY OF Sebastian

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Brian S. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of May, 2017.

[Affix Notary Seal]

Sheila Dianne Sayers
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-4-2018

SHEILA DIANNE SAYERS
MY COMMISSION # 12364293
EXPIRES: March 4, 2018
Sebastian County

GRANTOR:

Brian S. Williams, formerly known as Brian S. Fite
Tawni L. Williams, formerly known as Tawni L. Fite

STATE OF Arkansas
COUNTY OF Sebastian

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tawni L. Williams, formerly known as Tawni L. Fite, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of May, 2017.

[Affix Notary Seal]

Sheila Dianne Sayers
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-4-2018

SHEILA DIANNE SAYERS
MY COMMISSION # 12364293
EXPIRES: March 4, 2018
Sebastian County

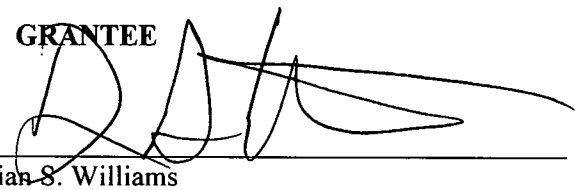
This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

OATH OF CONSIDERATION

STATE OF Arkansas
COUNTY OF Sebastian

The actual consideration or value, whichever is greater, for this transfer is $10.00.

GRANTEE

Grantee signature 
Brian S. Williams

Subscribed and sworn to under oath before me, this 10th day of May, 2017.

Sheila Dianne Sayers
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-4-2018

[Affix Notary Seal]

STATE OF ARKANSAS NOTARY PUBLIC
SHEILA DIANNE SAYERS
MY COMMISSION # 12384293
EXPIRES: March 4, 2018
Sebastian County

EXHIBIT A

[Legal Description]

All that piece or parcel of land situate in Davidson County, Tennessee, being Unit 1503, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a horizontal property regime established by Master Deed, of record in Instrument No. 20070725-0088390, amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, Instrument No. 20090625-0059073, and Instrument No. 20110324-0022950, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, as amended.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20110819-0064455 on August 19, 2011.

PIN NO: 093-09-0A-110.00

STREET ADDRESS: 1510 Demonbreun Street, Unit 1503, Nashville, TN 37203

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.