WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170044589 DEEDWARR
Recvd: 05/25/17 11:07 2 pgs
Fees:13.00 Taxes:444.00
20170525-0052150

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 120,000.00

Melissa Hellweg
Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2017.

Tammy D. Mellons
Notary Public

My commission expires: 3/3/20
(AFFIX SEAL)

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dayle M. Collier	Primelending	Map 121-04-0 Parcel 033.00co
533 Williamsburg Drive	18111 Preston Rd., Ste. 900	
Nashville, Tennessee 37214	Dallas, TX 75252	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Dallas W. Monday, Jr. and wife, Kelli N. Monday

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dayle M. Collier, a single person

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:

A certain condominium unit located in Davidson County, Tennessee, being Unit No. 533, Building 5, on the Plan of Phase Two of Williamsburg, Condominium Units, which is of record in Plat Book 6900, Page 266, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Dallas W. Monday, Jr. and wife, Kelli N. Monday, by Deed dated April 30, 1999 from Carol E. Ledgerwood, unmarried, of record in Book 11470, Page 213, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 6900, Page 266, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Williamsburg Condominiums, of record in Book 7114, Page 443, and as amended in Instrument No. 20060616-0071758, said Register's Office. (3) By-Laws of Williamsburg Homeowners Association, Inc. of record in Book 7114, Page 452, and as amended in Book 7210, Page 948, and Book 7381, Page 458, Register's Office for Davidson County, Tennessee. (4) Rules and Regulations of Williamsburg Condominiums of record in Book 7328, Page 809, Book 8604, Page 750 and Book 11066, Page 407, said Register's Office. (5) Charter of Williamsburg Condominium Homeowners Association, Inc. of record in Book 7185, Page 930, said Register's Office. (6) All matters shown on the Boundary Plat of record in Plat Book 6250, Page 809, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **533 Williamsburg Drive, Nashville, Tennessee 37214**

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 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 GRANTEES, 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 23 day of May, 2017.

Dallas W. Monday, Jr.

Kelli N. Monday

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Dallas W. Monday, Jr. and Kelli N. Monday,** the within named sellers, with whom I am personally acquainted (or 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 Nashville, Tennessee, this 23 day of **May, 2017.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017