Davidson County DEEDWARR
Recvd: 05/26/17 09:45 2 pgs
Fees:13.00 Taxes:684.50
20170526-0052547

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Affiant

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Subscribed and sworn to before me, this 25th day of May, 2017.

Notary Public
My commission expires: 9/22/2020

NAT-172949

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Rom Bista & Anita Bista 1433 Bell Trace Cane Ridge TN 37013	F&U Mtg Prime Mtg 1125 Ocean Ave Lakewood, NJ 08701	162-16-0-E-046.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Whitney Williams, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Rom Bista and Anita Bista, husband and wife**, hereinafter called the Grantees, their successors 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. 15, on the Plan of Section Two, Bell Crest, of record in Book 9700, Page 20, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James R. Carrigan, an unmarried man by Warranty Deed from Catherine Mascarenas, unmarried, dated March 31, 2000, recorded April 4, 2000, of record in Instrument No. 20000404-0033751, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James Carrigan and wife, Whitney L. Carrigan by Quitclaim Deed from James R. Carrigan, dated June 1, 2005, recorded June 22, 2005, of record in Instrument No. 20050622-0071346, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree filed in Docket No. 2740, Eighth Circuit Court for Davidson County, Tennessee.

Further being the same property conveyed to Whitney Lynn Carrigan by Quitclaim Deed from James Ryan Carrigan, dated December 12, 2009, recorded January 26, 2010, of record in Instrument No. 20100126-0006537, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Whitney Williams, unmarried woman by deed from Whitney Lynn Carrigan, dated March 21, 2016, recorded March 30, 2016, of record in Instrument No. 20160330-0030089, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1433 Bell Trace, Cane Ridge, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25th day of May, 2017.

Whitney Williams

Whitney Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Whitney Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 25th day of May, 2017.

Julie Dyess

Notary Public

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY