THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

BILL GARRETT, Davidson County
Trans:T20170045381 DEEDWARR
Recvd: 05/30/17 09:26 2 pgs
Fees:13.00 Taxes:1538.65
20170530-0053125

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sara C. Williams and Shawn M. Williams 5512 Nevil Point Brentwood, Tennessee 37027	New Owner	171-04-0A- 077.00CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles W. Duby, III and wife, Susan O. Duby**, , hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Sara C. Williams and Shawn M. Williams, wife and husband**, hereinafter called the Grantee, their successors and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 67, on the Plan of Revision One, Section Two, Brownstone, as shown on plat of record in Plat Book 9700, pages 942 and 943, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Charles W. Duby, III and wife, Susan O. Duby, by Warranty Deed, from Brantley Gilmer and Courtney Hunter Gilmer (f/k/a Courtney Hunter), as joint tenants with right of survivorship, of record in Instrument # 20060830-0107017, Register's Office for Davidson County, Tennessee, dated August 28, 2006 and recorded August 30, 2006.

This is improved property known as 5512 Nevil Point, Brentwood, Tennessee 37027.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 26th **day of May, 2017:**

Charles W. Duby, III

Susan O. Duby

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles W. Duby, III and Susan O. Duby,** the bargainor(s), 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, this 26th day of May, 2017:

Notary Public

My Commission Expires: 6/2/2018

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $415,850.00:

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 26th DAY OF May, 2017:

Notary Public

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5-8-18