BILL GARRETT, Davidson County
Trans:T20170050104 DEEDWARR
Recvd: 06/12/17 15:32 2 pgs
Fees:13.00 Taxes:458.80
20170612-0058859

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $124,000.00. Affiant Subscribed and sworn to before me, this the 9th day of June, 2017. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jernice Williams	SWBC MORTGAGE	
3509 Seneca Forest Dr.	9311 SAN PEDRO #100	136-10-0B-025.00-CO
Nashville, TN 37217	SAN ANTONIO, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LYNNETTE WHITE HOFMEISTER NKA LYNNETTE WHITE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JERNICE WILLIAMS, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 47, Unit 47-A, on the Plan of condominium site of Lots 15-20, 41-56 of Section Four, Priest Lake Forest, of record in Book 5200, Page 573, as amended in Book 5200, Page 574; and as described in the Master Deed of record in Book 5931, Page 645, Book 6106, Page 610; Book 6021, Page 101; Book 6145, Page 435; and Book 6199, Page 270, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lynetta White Fults by Warranty deed from Theresa McCoy, married of record in Instrument No. 20080307-0022959 Register's Office for Davidson County, Tennessee, dated February 29, 2008 and recorded on March 07, 2008.

Being the same property conveyed to Lynnette White Hofmeister and Lance Hofmeister, wife and husband by Quitclaim deed from Lynnette White Hofmeister formerly known as Lynetta White Fults, a married woman who acquired title without marital status of record in Instrument No. 20130510-0047339 Register's Office for Davidson County, Tennessee, dated April 11, 2013 and recorded on May 10, 2013.

Being the same property conveyed to Lynnette White Hofmeister, a married person by Quitclaim deed from Lance Hofmeister, a married person of record in Instrument No. 20141201-0109752 Register's Office for Davidson County, Tennessee, dated December 01, 2014 and recorded on December 01, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3509 Seneca Forest Dr., Nashville, TN 37217.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of June, 2017.

Lynnette White

Lynnette White Hofmeister NKA Lynnette White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lynnette White Hofmeister NKA Lynnette White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 9th day of June, 2017.



Notary Public