PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Miles Biggs	F&M Bank	**83-1-322**
(NAME)	(NAME)	
1112 North 14th Street	221 Indian Lake Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171372

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Charlotte E. Williams , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Miles Biggs, a single man and Rachel White, a single woman, Joint Tenants**, 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. :

Land in Davidson County, Tennessee, being the easterly 160 feet of the northerly 50 feet of Lot No. 5 on the map of Greenway, as of record in Book 421, page 110, said Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 50 feet on the westerly side of 14th Street, and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Charlotte E. Williams, an unmarried woman by deed from David C. Dees, Jr., unmarried, dated December 3, 2008, in the amount of $224,000.00, of record in Instrument No. 20081205-0118002, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1112 North 14th Street, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20170051940 DEEDWARR
Recvd: 06/19/17 09:45 2 pgs
Fees:13.00 Taxes:1572.50
20170619-0061015

Witness my hand this 15th day of June, 2017

Charlotte E. Williams

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Charlotte E. Williams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th of June, 2017.

Notary Public
My Commission Expires:

