WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/17 14:58 3 pgs
Fees:18.00 Taxes:1424.50
20170622-0063065

JILL SIMMS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rickey C. Williams	Franklin American Mortgage Company	098-13-0C-068.00CO
(NAME)	(NAME)	
1204 Iris Meadows Cove	6100 Tower Circle, Suite 600	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, Tennessee 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Teresa L. Parker, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rickey C. Williams and Teresa B. Williams, husband and wife,** 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:

Being Lot No. 55, on the Plan of Revision One, Phase Three, The Meadows of Seven Points, of record in Instrument No. 20021022-0129513, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Teresa L. Parker by Deed of Correction of record in Instrument No. 20170619-0061245, Register's Office for Davidson County, Tennessee, and further being the same property inherited by Deborah Taylor, Linda Garner, Charles J. Booth, and Deborah Taylor as Trustee for Michael Kevin Booth, as devisees named in the Will of Alice M. Booth, deceased, admitted to probate in Docket No. 12P1418, Davidson County Probate Court. The said Charles J. Booth died intestate on February 18, 2015, and his interest in the property was inherited by the said Michael J. Booth, Brian Booth and David Booth, his only children, as his heirs at law, as evidenced by Affidavit of Heirship of record in Instrument No. 20170619-0061244, Register's Office for Davidson County, Tennessee. The said Michael Kevin Booth died on June 6, 2016, and under the terms of said Will the trust for him ceased to exist and the interest of the trust in the property was inherited, per stirpes, by the said Deborah Taylor (1/3), Linda Garner (1/3), and Michael J. Booth, Brian Booth, and David Booth as the heirs at law of Charles J. Booth (1/9 each). Further being the same property conveyed to Alice M. Booth, an unmarried person, by Quitclaim Deed from Alice M. Booth, as the surviving Trustmaker of the Charles T. Booth, Jr. and Alice M. Both Joint Caring Trust, dated 02/01/2012 recorded on 02/02/2012 in Instrument No. 20120202-0009513, said Register's Office for said County.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1204 Iris Meadows Cove, Hermitage, TN 37076
(House Number) (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 we do covenant with 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 our hands this 19th day of June, 2017.

Teresa L. Parker

Teresa L. Parker

State of Tennessee
County of Davidson

On this 19th day of June, 2017, before me, a Notary public in and for said County and State, personally appeared Teresa L. Parker, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin
My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

