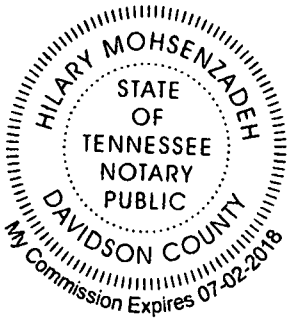
Advantage

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22ND DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
James Havey and Lauren Havey	F&M Bank	172 05 0B 050.00 co
(NAME)	(NAME)	
132 Sterling Oaks Ct.	10 Cadillac Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Eighty-Four Thousand Nine Hundred And No/100 Dollars ($384,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dena P. Williams and Robert L. Williams, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James Havey and Lauren Havey, 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. 50 on the Plan of Sterling Oaks, Phase I, as shown on plat of record in Plat Book 8250, Page 998, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert L. Williams and wife, Dena P. Williams by Warranty Deed from Timothy J. Marshall, unmarried dated September 29, 2006 and recorded October 16, 2006 as Instrument No. 200610160128008, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 132 Sterling Oaks Ct., Brentwood, TN 37027

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, has 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 22nd day of June, 2017

Dena P. Williams

Robert L. Williams

File Number: FRN-173833SSO

BILL GARRETT, Davidson County
Trans:T20170054925 DEEDWARR
Recvd: 06/27/17 11:20 2 pgs
Fees:13.00 Taxes:1424.13
20170627-0064579

STATE OF TENNESSEE

COUNTY OF Williamson

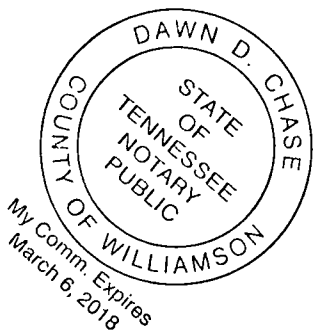
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Dena P. Williams and Robert L. Williams, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of June, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)



File Number: FRN-173833SSO