17-CD 254

BILL GARRETT, Davidson County
Trans:T20170055593 DEEDWARR
Recvd: 06/29/17 09:27 2 pgs
Fees:13.00 Taxes:899.47
20170629-0065372

This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY
425 West College Street
Murfreesboro, Tennessee 37130

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

ADDRESS NEW OWNER:
Matthew Harrison Williamson
Victoria Loftin
5128 Village Trace
Nashville, TN 37211

SEND TAX BILL TO:
Renasant Bank
2001 Park Place North, STE 150
Birmingham, AL 35203

MORTGAGEE:

Map/Parcel: **161-10-A-166.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JASON K. TOLBERT, married, and WILLIAM W. TOLBERT, married**, hereinafter called the "GRANTORS," have bargained and sold, and by these presents, do transfer and convey unto **MATTHEW HARRISON WILLIAMSON, an unmarried man, and VICTORIA LOFTIN, an unmarried woman, as joint tenants with right of survivorship,** hereinafter called the "GRANTEES," their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being described as follows, to-wit:

Being all of Lot No. 16, VILLAGES OF BRENTWOOD, Phase Two, according to plat and survey of same appearing of record in Plat Book 6250, page 169, as corrected in Book 8484, page 140, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jason K. Tolbert, married and William W. Tolbert, married, by Warranty Deed dated September 28, 2012, of record in Instrument No. 20121005-000091330, Register's Office of Davidson County, Tennessee.

The captioned property is subject to matters on plat of record in Plat Book 6250, page 169, and Book 8484, page 140, Register's Office of Davidson County, Tennessee. See also, stormwater detention agreement of record in Book 11078, page 919, and Instrument No. 20040622-0073413; Charter for Villages of Brentwood Homeowners' Association of record in Book 6158, page 352, and amended in Instrument No. 20000606-0056067; Deed of conveyance for sewer of record in Book 6897, page 120, and Book 6897, page 184; Deed for water main of record in Book 6897, page 184; stormwater detention agreement of record in Book 11078, page 919; and assignment of rights and liabilities of record in Instrument No. 20040622-0073413, said Register's Office.

The captioned property is subject to restrictive covenants per plat of record in Deed Book 6143, page 11, Book 6398, page 495, Book 11526, page 579, and Instrument No. 20000606-0056066, Register's Office of Davidson County, Tennessee.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 5128 Village Trace, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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.

Rachel Tolbert, spouse of Jason K. Tolbert, joins in this conveyance for the purpose of releasing any interest she/he may have in the captioned parcel by virtue of marriage or otherwise. Subject property is not now, nor has ever been the principal residence of William W. Tolbert and his spouse.

WITNESS OUR HANDS this 19th day of June, 2017.

JASON K. TOLBERT

RACHEL TOLBERT

WILLIAM W. TOLBERT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **Jason K. Tolbert, and wife, Rachel Tolbert,** the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing (Warranty Deed) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office on this 19th day of June, 2017.

LARRY K. TOLBERT Notary At Large RUTHERFORD COUNTY, TN

Notary Public
My Commission expires: 2-17-20

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **William W. Tolbert,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing (Warranty Deed) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office on this 19th day of June, 2017.

LARRY K. TOLBERT Notary At Large RUTHERFORD COUNTY, TN

Notary Public
My Commission expires: 2-17-20

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$243,100.00.**

Affiant

Subscribed and sworn to before me on this 19th day of June, 2017.

LARRY K. TOLBERT Notary At Large RUTHERFORD COUNTY, TN

Notary Public
My Commission Expires: 2-17-20