This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17251

BILL GARRETT, Davidson County
Trans:T20170055774 DEEDWARR
Recvd: 06/29/17 13:30 2 pgs
Fees:13.00 Taxes:777.00
20170629-0065597

Send Tax Bills To:
CMG Mortgage, Inc.
3160 Crow Canyon Road, Ste. 400
San Ramon, CA 94583
New Owner is:
Kelly Chaffin
3172 Bridgepoint Drive
Nashville, TN 37207

MAP: 059-04-0A

PARCEL: 220.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Dennis Williams and wife, Alison Williams**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kelly Chaffin, unmarried,** hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **3172 Bridgepoint Drive, Nashville, TN 37207**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 142 on the Plan of Final Plat of Phase 4, 5 & 6 of Brookview Subdivision, of record in Instrument Number 20060303-0025044, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Dennis Williams and wife, Alison Williams, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated 7/18/07 and recorded 7/20/07 in Instrument No. 20070720-0086514, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27 day of June, 2017.

GRANTOR(S):

DENNIS WILLIAMS

ALISON WILLIAMS

ACKNOWLEDGEMENT

STATE OF With the Armed Forces
COUNTY OF Spokane

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Dennis Williams and Alison Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27 day of June, 2017.

NOTARY PUBLIC AUTHORIZED USER MILITARY SEAL Authorized Under 10 U.S.C. 1044A

NOTARY PUBLIC
My Commission Expires: Indefinite

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$210,000.00**.

AFFIANT

SWORN TO and subscribed before me this 28 day of June, 2017.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires: _____