BILL GARRETT, Davidson County
Trans:T20170056077 DEEDWARR
Recvd: 06/30/17 10:18 2 pgs
Fees:13.00 Taxes:1073.00
20170630-0065963

# WARRANTY DEED

**RETURN TO**
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-38059

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2017

Notary Public

MY COMMISSION EXPIRES: May 22, 2019
(AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
**Southland Title & Escrow Co., Inc.**
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| W. Baylor Arrants | New Owner | 171-02-0A |
| (NAME) | (NAME) | (MAP) |
| 5923 Stone Brook Dr. | | 033.00-CO |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Brentwood, TN 37027 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, WGQ Properties LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto W. Baylor Arrants, an unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 33 on the Plan of Phase 2, Brentwood Villa, of record in Book 6900, page 4, as amended in Book 6900, page 185, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to WGQ Properties, LLC by Quitclaim deed from Gerald Quick of record in Instrument No. 20080104-0001220 Register's Office for Davidson County, Tennessee.

Being also known as 5923 Stone Brook Dr., Brentwood, Tennessee 37027.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5923 Stone Brook Dr., Brentwood, Tennessee 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, 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 my/our hand(s) this 23rd day of June, 2017.

WGQ Properties LLC

By: W. Gerald Quick, Pres
W. Gerald Quick, President

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared W. Gerald Quick with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of WGQ Properties LLC the within named bargainer, a limited liability company, and that he as such President being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the limited liability company by the said W. Gerald Quick as such President.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 23rd day of June, 2017.

Notary Public

My Commission Expires: 5/6/2019

John M. Wells
State of Tennessee Notary Public
Davidson County