Davidson County	DEEDWARR
Recvd: 07/06/17 14:39	3 pgs
Fees:18.00 Taxes:592.00	
20170706-0068103	

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 6-10-2020

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 06-10-2020 KELLY GREENE ELROD

THIS INSTRUMENT WAS PREPARED BY
South Oak Title Nashville, LLC, 5115 Maryland Way, Suite 120, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R Maki	James R Maki	109050D11000CO
(NAME)	(NAME)	
1812 Lincoya Bay Dr.	1812 Lincoya Bay Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-2771	Nashville, TN 37214-2771	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Shante Harper (now known as Shante Harper Walker) and Daniel C. Walker, wife and husband** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James R Maki,** 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:

Land in Davidson County, Tennessee, being Unit No. 1812 on the Plan of The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, of record in Instrument No. 200406280076712, and Supplementary Declarations in Instrument No. 200410280129585, and Second Supplementary Declarations in Instrument No. 200509230114373, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Cottages at Williams Bend Townhouses, of placement of Units, as shown on Exhibit "C" to the Second Supplementary Declaration of Covenants of record in Instrument No. 200509230114373 for a more complete identification and description of said units.

Being the same property conveyed to Shante A. Harper, unmarried by Warranty Deed dated 05/31/2006 from 70 South Associates, LLC, a Tennessee Limited Liability Company of record in Instrument 2006 06020065 268, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1812 Lincoya Bay Dr., Nashville, TN 37214-2771
(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 my/our hands this 23rd day of June, 2017.

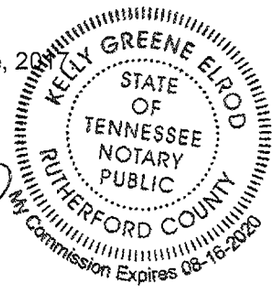
Shante Harper (now known as Shante Harper Walker)

Daniel C. Walker

State of Tennessee
County of Williamson

Personally appeared before me Shante Harper (now known as Shante Harper Walker) and Daniel C. Walker, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of June, 2017.



Notary Public Kelly Greene Elrod
My Commission Expires: 8-16-2020

File No.: 33333-17-46

I, Kelly Greene Elrod, do hereby make an oath that I am a licensed 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.

Kelly Greene Elrod, esq.
South Oak Title Nashville, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Gwen Huskey, a notary public for this county and state, Kelly Greene Elrod who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gwen Huskey
My Commission Expires: **09/11/2017**

GWEN HUSKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017