Davidson County DEEDWARR
Recvd: 07/19/17 14:46 3 pgs
Fees:18.00 Taxes:551.30
20170719-0072865

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019
(AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-060074

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Laura Harris and Ashley Marie Gunther, as joint tenants with rights of survivorship	Laura Harris and Ashley Marie Gunther, as joint tenants with rights of survivorship	
(NAME) 210 Old Hickory Blvd Apt 53	(NAME) 210 Old Hickory Blvd Apt 53	142-04-0A-053.00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ABIGAIL L. WILLIAMS AND WESLEY SCOTT WILLIAMS, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAURA HARRIS AND ASHLEY MARIE GUNTHER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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. 53 in a Horizontal Property Regime of Belle Forest Condominiums Apartments, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5438, Page 699 and amended in Book 6896, Page 144, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Forest Condominiums, of record in Book 5200, Page 167, said Register's Office for a more complete description of such Unit.

Being the same property conveyed to Abigail L. Williams and Wesley Scott Williams, wife and husband by Warranty Deed from Kenneth Lee Fitzpatrick, an unmarried man of record in Instrument No.

20150511-0043153, Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 11, 2015.

unimproved ☐
This is improved ☐ property, known as 210 Old Hickory Blvd Apt 53, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

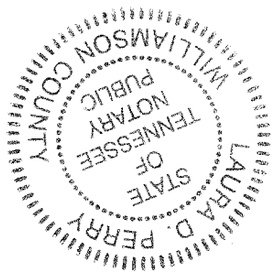
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Abigail L. Williams and Wesley Scott Williams, wife and husband this 14 day of July, 2017.

Abigail L. Williams

Wesley Scott Williams



STATE OF
COUNTY OF DAVIDSON

On this the 14th day of July, 2017, before me personally appeared Abigail L. Williams and Wesley Scott Williams, wife and husband, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the14th day of July, 2017.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

True Copy Certification

I, Connie Taylor, do hereby make 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017