THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-23579

BILL GARRETT, Davidson County
Trans:T20170064511 DEEDWARR
Recvd: 07/27/17 11:24 2 pgs
Fees:13.00 Taxes:1479.63

20170727-0076150

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 399,900.00.

Jennifer Willett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July, 2017.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Dumas	NEW OWNER	MAP
604 Timber Lane		PARCEL 117-02-0C-003.00-CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William S. Decker, IV, married a one-third (1/3) undivided interest and Emily Blair Williams, married, a one-third (1/3) undivided interest and William Royce Williams, Jr., married, a one-third (1/3) undivided interest as Tenants in Common with Right of Survivorship**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan Lord Carnes Dumas, a married woman**

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:

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

Being Unit No. 3 of Woodlawn Manor, Inc. Condominium (now known as Regency Park Condominium) created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated together with the carport designated number 3-A and as established by Master Deed of record in Book 3815, Page 778, as amended by Instruments of record in Book 4364, Page 381; Book 4767, Page 431; Book 5673, Page 429; Book 6047,Page 201; Book 7662, Page 942; Book 7728, Page 343; Book 9746, Page 83; Book 11288, Page 513; Instrument No. 20031029-0159210; Instrument No. 20050531-0060994 & Instrument No. 20110525-0040197 said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed, and as more particularly shown on the Plat of Regency Park of record in Plat Book 3700, Page(s) 111 and 112, said Register' s Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Emily B. Williams, unmarried and William Royce Williams, Jr., married by Warranty deed from Martha T. Miller (aka Martha J. Miller) of record in Instrument No. 20140721-0064482 Register's Office for Davidson County, Tennessee, dated July 18, 2014 and recorded on July 21, 2014.

Being the same property conveyed to Tammy Mellons Trustee by Quitclaim Deed from Emily B. Williams, unmarried and William Royce Williams, Jr., married of record in Instrument no. 20160809-0082677, Register's Office for Davidson County, Tennessee, dated August 03, 2016 and recorded on August 09, 2016 and within the same deed the said Tammy Mellons, Trustee conveyed his interest in the subject property to William S. Decker, IV, married , a One-third (1/3) undivided interest, Emily B. Williams, married , a One-third (1/3) undivided interest and William Royce Williams, Jr., married , a One-third (1/3) undivided interest as tenants in common with right of survivorship.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **604 Timber Lane, Nashville, TN 37215.**

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 our hand(s) this the 20th day of July, 2017.

William S. Decker, IV

Emily Blair Williams

William Royce Williams, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William S. Decker, IV** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20th day of July, 2017.

My Commission expires: March 3 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Emily Blair Williams** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20th day of July, 2017.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Royce Williams, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20th day of July, 2017.

My Commission expires: March 3 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE