This instrument prepared by:
Roderic O. Williams
805 Kettering Close
Antioch, TN 37013

Davidson County DEEDWARR
Recvd: 08/01/17 09:11 4 pgs
Fees:23.00 Taxes:370.00
20170801-0077698

Owner/Responsible Taxpayer
Roderic O. Williams
805 Kettering Close
Antioch, TN 37013

Map/Parcel No.: 175-02-0B-164.00

M.L.S. FILE NO
156723

WARRANTY DEED

THIS INDENTURE, made and entered into this 28 day of July, 2017, by and between Roderic O. Williams, an unmarried man, whose address is 805 Kettering Close, Antioch, TN 37013 party of the first part, and Andrea Kim-Williams, an unmarried woman, whose address is 4158 Saddlecreek Way, Antioch, TN 37013 party of the second part,

WITNESSETH: That for and in consideration of One Hundred Thousand Dollars ($100,000.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part as well as her heirs and assignsthe following described real estate, situated and being in the County of Davidsonriley176, State of Tennessee, and more particularly described as follows:

BEING ALL OF LOT NO. 2301 AS SHOWN ON EXHIBIT B TO THE SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND MASTER DEED OF OLD HICKORY COMMONS, SECTION II AND III OF RECORD IN PLAT AS INSTRUMENT NO. 20081016-0104151 AND INSTRUMENT NO. 20081016-0104157 OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

Being the same property conveyed to Roderic O. Williams by Deed from Jean A. Williams executed on September 6, 2012, recorded on March 10, 2014 as Instrument No. 20140310-0020069 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 4158 Saddlecreek Way, Antioch, TN 37013

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell

and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the hand and seal of the party of the first part the day and year first above written.

Roderic O. Williams

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF Davidson)

Personally appeared before me, Tonya Greer, a Notary Public in and for said County and State, Roderic O. Williams the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Roderic O. Williams executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of July, 2017.

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary Commission Expires: 6.19.21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) SS:
COUNTY OF Davidson)

I or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is ~~$0.00~~ $100,000.00. Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the tax is based only on actual consideration given for a conveyance and not on the value of the property.

Roderic O. Williams

Witness my hand, at office, this 28 day of July, 2017.

NOTARY PUBLIC

NOTARY STAMP/SEAL

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Commission Expires: 6-19-21

After Recording Mail To:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

TRUE COPY CERTIFICATION

I, Angelia Webb, 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.

Angelia Webb

State of Ohio
County of Cuyahoga

Personally appeared before me, Debra Dunman, a notary public for the state of Ohio, Angelia Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Debra Dunman

My Commission Expires: 4/26/21
Notary Seal

