BILL GARRETT, Davidson County
Trans:T20170065975 DEEDWARR
Recvd: 08/01/17 13:09 2 pgs
Fees:13.00 Taxes:878.75
20170801-0078055

ADDRESS NEW OWNER: Michael Williams
Rachel Williams
2353 Ridgeland Drive
Nashville, TN 37214

SEND TAX BILL TO: FirstBank
318 Seaboard Lane, Suite 205
Franklin, TN 37067

MAP-PARCEL NOS. 73-11-46.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Betty Joyce Stewart, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Michael Williams and Rachel Williams, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of Section Two, Sunset View, as of record in Book 2663, Page 52, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Ronald K. Stewart, Jr., from Leslie Sneed Ladd, Jr., and wife, Mary Katherine Ladd, by Deed recorded on August 10, 1971, in Book 4527, Page 484, Register's Office for Davidson County, Tennessee. The said Ronald K. Stewart, Jr., died on January 12, 2005. Pursuant to the Last Will and Testament of Ronald Keith Stewart, Jr., the subject property was devised to Betty Joyce Stewart. See Docket No. 05P489, Probate Court Clerk for Davidson County, Tennessee. See also Will Book 5802, Page 1857206, said Clerk's Office.

This is property with a common address of 2353 Ridgeland Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by Grantee.(2) All matters appearing on the Plan of record in 2663, Page 52, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of July 2017.

X Betty Joyce Stewart by _____
Betty Joyce Stewart
Angela Ruth Meyer, her attorney-in-fact _____

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of July 2017, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Angela Ruth Meyers, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Betty Joyce Stewart, and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Durable Power of Attorney recorded in or Instrument No. 2017 0726-0075183 in said Register's Office.

Witness my hand and official seal at office, this 31st day of July 2017.

_____
Notary Public
My Commission Expires: My Commission Expires NOV. 3, 2020

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $237,500.00.

X Rachel Williams
Affiant

Subscribed and sworn before me this 31st day of July 2017.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

File No. 1707K193