WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170071427 DEEDWARR
Recvd: 08/17/17 10:05 2 pgs
Fees: 13.00 Taxes: 721.13
20170817-0084485

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$194,900.00.**

Affiant

Subscribed and sworn to before me this 11th day of August, 2017.

Notary Public
My Commission expires: 8/20/2019
(Affix Seal)

THIS INSTRUMENT PREPARED BY Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204		
ADDRESS OF NEW OWNER: April Lawrence	SEND TAX BILLS TO: new owners	MAP & PARCEL NUMBER: 044-05-0-161.00
106 Newell Avenue		
Old Hickory, TN 37138		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **April Lawrence and Bruce Lawrence, wife and husband, as joint tenants**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

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

Land in Davidson County, Tennessee, Being Lot Number 25 on the Plan of Rayon City, of record in Plat Book 843, Page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Wanda Williams, unmarried, from Pamela Mikami (formerly known as Pamela J. Rookard) and husband, Jun Mikami, by deed on January 13, 2017, of record in Instrument Number 20170120-0006418, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 843, Page 13, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Book 9377, Page 220, Register's Office for Davidson County, Tennessee.

This is improved property known as: **106 Newell Avenue, Old Hickory, TN 37138-3625**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 69-1706

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 hands this August 11, 2017.

Wanda Williams
Wanda Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 11, 2017

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY