GRN-125845

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$394,200.00.**

Angela Batson
Affiant

Subscribed and sworn to before me this 31st day of August, 2017.

Anne Marie Angel
Notary Public
My Commission expires: 3/8/2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Barbara Williamson	Legacy Home Loans, LLC	147-06-0-121.00
4820 Overcrest Drive	8119 Isabella Lane, Ste 105	
Nashville, TN 37211	Brentwood, TN 37027	

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, **Crystal Barden and Marcus Stuart Barden III, husband and wife,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Barbara Williamson and Robert Williamson, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section One (Revised) Caldwell Hall, of record in Book 2900, Pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Crystal Barden, and husband, Marcus Stuart Barden III, from William Moran and wife, Doris Moran, by deed on December 5, 2014, of record in Instrument Number 20141212-0113729, 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 2900, Pages 57, 58 and 59, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2929, Page 117, as amended in Book 2997, Page 93, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4820 Overcrest Drive, Nashville, TN 37211**

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.

Davidson County DEEDWARR
Recvd: 09/01/17 15:31 2 pgs
Fees:13.00 Taxes:1458.54
20170901-0090463

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 31, 2017.

Crystal Barden

Marcus Stuart Barden III

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Crystal Barden and Marcus Stuart Barden III** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 31, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 2/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019