RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-39734

NEW OWNER:

Ann Williams
8904 Macauley Lane
Nolensville, TN 37135

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 17-0524 FR

Parcel 186-04-0-A-054.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 2133 DEEDWARR
09/19/2017 09:47:55 AM 3 pgs
Fees: $18.00 Taxes: $1,446.70

20170919-0095665

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Ninety-One Thousand and 00/100 Dollars ($391,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SAM FERRISE AND MEGAN FERRISE, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **ANN WILLIAMS, unmarried** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Final Plat of Burkitt Place, Phase 1A, Section 2 of record in Plat Instrument No. 20060315-0029571 and corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Sam Ferrise III and Megan L. Ferrise, husband and wife by Warranty deed from Drees Premier Homes, Inc., an Ohio Corporation of record in Instrument No. 20090604-0051650 Register's Office for Davidson County, Tennessee, dated May 28, 2009 and recorded on June 04, 2009.**

**Being improved property also known as 8904 Macauley Lane Nolensville, Tennessee 37135.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 14th day of **September, 2017**.

SAM FERRISE

MEGAN FERRISE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, SAM FERRISE AND MEGAN FERRISE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of **September, 2017**.

NOTARY PUBLIC

My commission expires: 9-8-2020

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The actual consideration or value, whichever is greater, for this transfer is $ 391,000.00 .

AFFIANT

Sworn to and subscribed to before me this 14th day of **September, 2017**.

NOTARY PUBLIC

My commission expires: May 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY