Bill Garrett Davidson County
Batch# 5975 DEEDWARR
09/29/2017 11:43:04 AM 2 pgs
Fees: $13.00 Taxes: $913.53
20170929-0099852

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: E17-5585

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $246,900.00

Affiant

Subscribed and sworn to before me, this the 27th day of September, 2017.

Notary Public
My Commission Expires: 5/5/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shannon Grubb 1086 General George Patton Rd Nashville, TN 37221	Franklin American Mortgage 6100 Tower Circle, Suite 600 Franklin, TN 37067	149-09-0D-082.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Joan C. Williams, a single woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shannon Grubb, an unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1086 together with the carport designated 1086-C on the plan of River Plantation Section Six Phase One, of record in Book 5200, Page 359 and 360, Register' Office for said County, which plan and record thereof are incorporated herein by reference.

Being the same property conveyed to Richard T. Williams and spouse, Joan C. Williams by Warranty Deed from Claude R. Sadler and spouse, Susan M. Sadler, recorded on the 3rd day of September, 1992 in Book 8721, Page 86, in the Register's Office of Davidson County, Tennessee.

Richard T. Williams having died February 3, 2009.

This is ☒ Improved OR ☐ Unimproved property located at: 1086 General George Patton Rd., Nashville, TN 37221

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of September, 2017.

Joan C. Williams

Joan C. Williams

STATE OF ILLINOIS
COUNTY OF COOK

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Joan C. Williams**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18 day of September, 2017.

Notary Public
My Commission expires: JUNE 11-2019

OFFICIAL SEAL
ABEAU FRANCIS NOUBOUSSIE
Notary Public - State of Illinois
My Commission Expires Jun 11, 2019