THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
4400 Harding Road, Suite 400
Nashville, TN 37205
File No. CS187001255

Grantee:
Stephanie McWilliams Shiers
3293 Harpeth Springs Drive
Nashville, TN 37221

Send Tax Bills To:
Caliber Home Loans
3701 Regent Blvd #180
Irving, TX 75063

Map & Parcel No.:
141060D08500CO

Bill Garrett Davidson County
Batch# 6001 **DEEDWARR**
09/29/2017 12:39:50 PM 2 pgs
Fees: $13.00 Taxes: $695.60

20170929-0099890

WARRANTY DEED

THIS INDENTURE, made and entered into this 26th day of September, 2017, by and between **Leslie B. McWilliams and Alva L. McWilliams, husband and wife**, party of the first part, and **Stephanie McWilliams Shiers, married,** party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED EIGHTY EIGHT THOUSAND AND 00/100 DOLLARS ($188,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. 85 (erroneously shown as Lot in Instrument No. 20170629-0065674) on the Plan of Riverbridge Community, A Planned Unit Development of record in Plat at Instrument No. 20030213-0019999, 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 Shannyn L. Harris, unmarried, from Roxanne K. Vernon, now known as Roxanne V. Morris and husband, Kenneth A. Morris, by Warranty Deed dated July 23, 2008, of record in Instrument No. 20080724-0075694, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Charmaine Tordaro, unmarried, from Shannyn L.Garcia, FKA Shannyn L. Harris, married, by Warranty Deed dated November 20, 2015, of record in Instrument No. 20151123-0118569, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Leslie B. McWilliams and Alva L. McWilliams, husband and wife, from Charmaine Todaro, married, by Warranty Deed dated June 28, 2017, of record in Instrument No. 20170629-0065674, in the Register's Office of Davidson County, Tennessee.

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 said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Leslie B. McWilliams

Alva L. McWilliams

STATE OF ~~TENNESSEE~~ Florida, COUNTY OF Franklin

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Leslie B. McWilliams and Alva L. McWilliams,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 26th day of September, 2017.

VERONICA WALLACE
Commission # FF 137100
Expires August 28, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public

My commission expires: 8.28.2018

STATE OF TENNESSEE, COUNTY OF Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$188,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of September, 2017.

Notary Public

My commission expires: 3/20/18

ANDREA M. LEACH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PROPERTY ADDRESS:
3293 Harpeth Springs Drive
Nashville, TN 37221