THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170712820

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of September, 2017.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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Bill Garrett Davidson County
Batch# 8159 DEEDWARR
10/04/2017 09:32:48 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20171004-0101653

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Parcel ID No.
Kevin L. Bracken 301 Melpar Drive Nashville TN 37211	New Owner	148-09-0-135.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Derek J. Williams, a married man, and Charity L. Williams, his wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin L. Bracken and Jeannie D. Bracken, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Section Three, Locustwood of record in Plat Book 2663, Page 29, 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 Derek J. Williams, a married man, and Charity L. Williams, his wife by Warranty Deed from Rymon Botrous of record in Instrument No. 20150520-0046694 Register's Office for Davidson County, Tennessee, dated May 15, 2015 and recorded on May 20, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2663, Page 29, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2696, Page 61, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement of record in Book 6335, Page 870, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 301 Melpar Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 29th day of September, 2017.

Derek J. Williams

Charity L. Williams

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Derek J. Williams and Charity L. Williams, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2017.

Notary Public
My Commission Expires: 01/17/21

