Bill Garrett Davidson County
Batch# 8546 **DEEDWARR**
10/04/2017 03:03:51 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20171004-0101940

WARRANTY DEED

STATE OF TENNESSEE
OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 3RD DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/2/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title and Escrow, LLC
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence R. Williams and Maeola Williams, husband and wife	Mortgage Research Center, LLC.	
	(NAME)	
1900 Tinnin Road B-6	1400 Veterans United Drive	007-14-0B-006.00-CO
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Columbia, MO. 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Billie J. Myers, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Clarence R. Williams and Maeola Williams, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON , STATE OF TENNESSEE, described as follows, to wit:

UNIT NO. 6 OF BUILDING B ON THE PLAN OF MAGNOLIA STATION-PHASE ONE, A CONDOMINIUM, CREATED UNDER THE PROVISIONS OF T.C.A. SECTION 64-27-101, ET SEQ., AS AMENDED, AND AS ESTABLISHED BY A MASTER DEED RECORDED AS INSTRUMENT NO. 20030827-0124444, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AS AMENDED IN THE AMENDMENT TO MASTER DEED RECORDED AS INSTRUMENT NO. 20041001-0118510, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO THE SAID UNIT, AS SHOWN ON THE PLAN OF RECORD FILED AS EXHIBIT B TO THE SAID AMENDMENT TO MASTER DEED, AND AS FURTHER AMENDED IN INSTRUMENT NO. 20050708-0079103, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY, THE UNIT CONVEYED AND THE COMMON AREAS REFERRED TO HEREIN.

BEING THE SAME PROPERTY CONVEYED TO JAMES R. MYERS AND WIFE, BILLIE J. MYERS BY WARRANTY DEED FROM MAGNOLIA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20061019-0130006 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JAMES R. MYERS HAVING SINCE DIED ON MAY 27, 2008, LEAVING SAID PROPERTY VESTED TO BILLIE J. MYERS. AS THE SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1900 Tinnin Road B-6, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my/our hand(s) this 3rd day of October, 2017.

WARRANTY DEED
(Continued)

Billie J. Myers

Billie J. Myers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billie J. Myers, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of October, 2017.

Notary Public

My Commission Expires: 1/29/2020

(SEAL)

TINA HAWKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY SUMNER

RETURN TO:
Birthright Title and Escrow, LLC
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072