WARRANTY DEED

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-25-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James M. Williams	Peoples Home Equity	150-07-0-042.00
(NAME)	(NAME)	
3101 Stoney Brook Circle	5205 Maryland Way Suite 100	
(ADDRESS)	(ADDRESS)	
Antioch , TN 37013	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 11744 **DEEDWARR**
10/11/2017 10:54:35 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20171011-0104285

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael Weeks and Thu Bui, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James M. Williams and Edysa D. Williams, husband and wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Section One, Towne Village of the Country of record in Plat Book 5200, Page(s) 55 and 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Weeks and Thu Bui, husband and wife by Warranty Deed from Monte Olin Smith and Douglas Ray Smith, dated 03/25/2016, recorded 04/04/2016, of record in Instrument No. 20160404-0031549, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 5200, Pages 55 and 56, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Book 5289, Page 687, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; and (3) Deed of Conveyance of record in Book 5866, Page 45, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3101 Stoney Brook Circle, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 0792

File No.: 01288-39207
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 6 day of October, 2017.

Michael Weeks

Thu Bui

State of ~~Tennessee~~ XXXXXXX ALABAMA
County of ~~Wilson~~ XXXXXX COLBERT

Personally appeared before me Michael Weeks and Thu Bui, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of October, 2017.

Notary Public ~~Tracy Thompson~~ XXXXXX Jenny Behel Thigpen
My Commission Expires: ~~[illegible]~~

JENNY B. THIGPEN NOTARY PUBLIC ALABAMA STATE AT LARGE

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122