Bill Garrett Davidson County
Batch# 23216 DEEDWARR
11/07/2017 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $621.23
20171107-0114547

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 167,900.00

Affiant Signature

Subscribed and sworn to before me on this the 30th Day of October, 2017

Notary Public

My Commission expires 10 / 7 / 19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Wanda Williams
1804 Brookvalley Place
Mount Juliet, TN 37122
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 13316017500

WARRANTY DEED

17NT00595

Effective the 30th Day of October, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MUSIC CITY FINANCIAL, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

WANDA WILLIAMS

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 34 on the Plan of Welch Meadows, Section One, as of record in Book 3700, Page 34, Register's Office for said County, to which plan reference is here made for complete description.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed from Terri Layne Hockensmith, unmarried, dated 10--27-2017 as recorded 11-6-2017 as Instrument No. 20171106-0113689..

Being the saem property conveyed to Terri Layne Hockensmith, unmarried, by Quit Claim Deed from Tracy Lynnalice Hockensmith, unmarried, dated 10-24-2017 and recorded 10-24-2017 as Document No. 20171024-0108888, Register's Office for Davidson County, TN.

Calvin Hockensmith deceased October 6, 2017, 2005 vesting the property to Gladys Hockensmith as surviving tenant by the entirety. Gladys Hockensmith deceased June 19, 2011. The Last Will and Testament of Gladys Hockensmith was probated in Williamson County Chancery Court, Docket P6195, vesting the property to Tracy Lynnalice Hockensmith and Terri Layne Hockensmith, as residual devisees of the Estate of Gladys Hockensmith

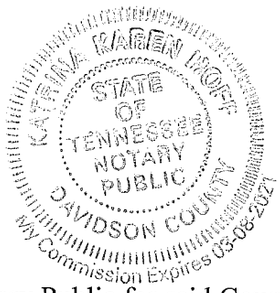
Being the same property conveyed to Calvin G. Hockensmith, Jr. and wife Gladys G. Hockensmith, by Warranty Deed from Cheek & Jones, Inc., dated 11/18/1966 and recorded 11/21/1966 in Book 4079, page 357, Register's Office for Davidson County, TN.

This is an improved property commonly known as 4878 Jonquil Dr, Nashville, TN 37211

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 30th day of October, 2017.

Music City Financial, LLC



State of Tennessee}
County of Davidson}

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Music City Financial, LLC, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 30th day of October, 2017.

Notary Public

My commission expires: 05/08/2021

Certificate of Authenticity

I, Edward A. Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY