Bill Garrett Davidson County
Batch# 23313 DEEDWARR
11/07/2017 02:20:36 PM 2 pgs
Fees: $13.00 Taxes: $1,021.20
20171107-0114698

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M177099

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $276,000.00

Affiant

Subscribed and sworn to before me, this the 3rd day of November, 2017.

Notary Public
My Commission Expires: 9.16.2020

JESSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sarah Lynn Newbold Daniel Leeson 349 Roslyn Ct. Nashville, TN 37221	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	141-07-0B-104.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Carlos L. Williams and Cynthia A. Williams, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sarah Lynn Newbold, unmarried, and Daniel Leeson, unmarried, as joint tenants with right of survivorship**, hereinafter called the Grantees, their heirs and 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. 90 on The First Revision of Somerset Farms, Section 4, Phase 1, a PUD, as of record in Book 9700, Page 157, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Carlos L. Williams, unmarried and Charles E. Williams, married, by Warranty Deed from Somerset Farms, a Tennessee joint venture, recorded on the 27th day of May, 1997, in Book 10467, Page 215, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Carlos L. Williams and Cynthia A. Williams, husband and wife by Quit Claim Deed from Charles E. Williams and Elease Williams, husband and wife, recorded on the 27th day of July, 2006 in Instrument No. 20060727-0090709, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 349 Roslyn Ct., Nashville, TN 37221

This conveyance is made subject to 1) Property taxes for the year 2017 are a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 3rd day of November, 2017.

Carlos L. Williams

Cynthia A. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Carlos L. Williams and Cynthia A. Williams,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of November, 2017.

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission expires: 5/5/2020