Bill Garrett Davidson County
Batch# 29011 DEEDWARR
11/22/2017 10:00:30 AM 4 pgs
Fees: $23.00 Taxes: $1,498.13
20171122-0119902

WARRANTY DEED

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires May 22, 2019

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$404,900.00**

Tonya Fuqua
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 16 DAY OF November, 2017

Patti Robitaille
Notary Public

MY COMMISSION EXPIRES: 05/22/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonya ~~Faqua~~ Fuqua TF	Primary Residential Mortgage, Inc.	126160A31300CO
(NAME)	(NAME)	
7517 Woodstream Drive	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 28th day of September 2017, by and between **Shane Williams and Margaret P. Williams, aka Margaret P. Guillemette, husband and wife,** party of the first part and **Tonya ~~Faqua~~ Fuqua TF, an unmarried woman,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot 224 on the Plan of Riverwalk Phase 2C, of record in Instrument No. 20040130-0011799, 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 Shane Williams and Margaret P. Williams, aka Margaret P. Guillemette, husband and wife by Warranty Deed from Christopher M. Maldonado and wife, Chereese Maldonado, dated October 12, 2016 and recorded October 14, 2016 of record in Instrument No. 20161014-0108680, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher M. Maldonado and wife, Chereese Maldonado by Warranty Deed from The Jones Company of Tennessee, LLC., a Missouri Limited Liability Company, dated May 25, 2005 and recorded June 02, 2005 of record in Instrument No. 20050602-0062453, Register's Office for Davidson County, Tennessee.

For reference purposes, this property is also known as: 7517 Woodstream Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for:

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

SHANE WILLIAMS

MARGARET P. WILLIAMS A/K/A
MARGARET P. GUILLEMETTE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SHANE WILLIAMS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28 day of September, 2017
Commission expires: 05/03/2021

Notary Public

DIEGO A NUNEZ NOGUERA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MARGARET P. WILLIAMS A/K/A MARGARET P. GUILLEMETTE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28 day of September, 2017
Commission expires: 05/03/2021

Notary Public

DIEGO A NUNEZ NOGUERA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT B

All matters shown on the plat of record in Plat Instrument No. 20040130-0011799, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded, as Instrument No. 20011105-0121083 and Amended as Instrument No. 20020424-0050565 and Instrument No. 20040430-0049313 and Instrument No. 20040506-0051985 and Instrument No. 20061214-0154502, in the Register's Office for Davidson County, Tennessee., together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Easement recorded in Book 787, Page 7 and Book 513, Page 396 and Book 751, Page 375 and Book 4205, Page 194 and Book 4226, Page 715, in the Register's Office for Davidson County, Tennessee.

Grant of Transmission Line Easement recorded as Book 4257, Page 647, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Utilities Easement recorded as Instrument No. 20021125- 0145984 and Instrument No. 20040812-0097619 and Book 7526, Page 315 and Book 7526, Page 318 and Book 7526, Page 324, in the Register's Office for Davidson County, Tennessee.

Declaration of Road and Utility Access Easements recorded as Instrument No. 20010706-0072536, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement recorded in November 19, 2002 as Instrument No. 20021119- 0143687, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement recorded in March 18, 2004 as Instrument No. 20040318-0030734, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement recorded in August 26, 2004 as Instrument No. 20040826- 0103240, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement recorded September 19, 2001 as Instrument No. 20010919- 0101279 in the Register's Office for Davidson County, Tennessee.

Landscape Agreement recorded September 19, 2001 as Instrument No. 20010919-0101280 in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Riverwalk Homeowners Association, Inc recorded as Instrument No. 20040827- 0103644, in the Register's Office for Davidson County, Tennessee.

P.U.D. Boundary Plat Riverwalk Community recorded as Instrument No. 20011024-0115969, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Patti Robitaille, 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.

Patti Robitaille

Signature

State of Tennessee

County of WILLIAMSON

Personally appeared before me, Michelle Lee Pepper a notary public for this county and state, Patti Robitaille who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle Lee Pepper

Notary's Signature

My Commission Expires: May 22, 2019

Notary' Seal (if on paper)

