Bill Garrett Davidson County
Batch# 38862 DEEDWARR
12/18/2017 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20171218-0128749

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me, this 14th **day of December, 2017.**

Notary Public
My commission expires: 5/30/21

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

06-1711-76831

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Mark J. Williams		064-16-0-E-039.00 CO
2801 Scenic Drive	New Owner	
Austin, TX 78703		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amber Johnson, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mark Williams and Linda Williams, husband and wife**, hereinafter called the Grantees, their successors 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 Unit No. 39, in Building 11, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit "A-1" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20061025-0132473; as amended in Instrument No. 20061106-0137656; and further amended in Instrument No. 20071105-0130490, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Amber Johnson, unmarried by deed from Geoffrey P. Turner and wife, Elaine R. Turner, dated June 27, 2014, recorded July 1, 2014, of record in Instrument No. 20140701-0057759, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all utility easements, restrictive covenants and conditions, of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 517 Griffin Circle, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 8 day of December, 2017.

Amber Johnson

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Amber Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 8 day of December, 2017.

Notary Public
State of Tennessee at Large

My Commission expires:

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

True Copy Certification

I, Alyssa Rayne, 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 Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne 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: 2/9/2020

Notary' Seal (if on paper)

