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

Bill Garrett Davidson County
Batch# 43773 DEEDWARR
01/03/2018 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $342.25
20180103-0000869

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 92,500.00

Affiant Signature

Subscribed and sworn to before me on this the 7th day of December, 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 #: 053090A00100CO

WARRANTY DEED

17NT00687

Effective the 7th day of December, 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, UNMARRIED

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 Davidson County, Tennessee, being Unit No. 1408 of Neely's Bend Villas, as of record in Book 5200, Page 262, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof, together with the undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to said unit which are of record in Book 5625, Page 1, Register's Office for said county.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed from Roberta W. Owens, unmarried as recorded 12-29-2017 as Instrument No. 20171229-0132282.

Being the same property conveyed to Sharon A. Owens, by Warranty Deed from James Andrew Byrd and wife, Brenda Faye Byrd, dated 07/15/1987 and recorded 07/23/1987 in Book 7304, page 1, Register's Office for Davidson County, TN.

This is an improved property commonly known as 1408 E Cedar Ln., Madison, TN 37115.

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 7th day of December, 2017

Music City Financial, LLC
Ed Zamora

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 7th day of December, 2017. Personally appeared before me, Ed Zamora, representative of Music City Financial, LLC.

Notary Public

My commission expires: 1/30/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

201801030000869

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