Bill Garrett Davidson County
Batch# 47848 DEEDWARR
01/17/2018 08:26:31 AM 2 pgs
Fees: $13.00 Taxes: $481.00
20180117-0004549

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
17-2120

STATE OF TENNESSEE
COUNTY OF Davidson

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of January, 2018

Notary Public
Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dianna B. Johnston 404 South Towne Court Antioch, TN 37013	Primelending, A Plainscapital Company ISAOA PO Box 796788 Dallas, TX 75379	150-11-0-098.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Kristi McWilliams, a married woman, formerly known as Kristi Butts

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dianna B. Johnston and Mary Anne Hoopes, joint tenancy with the 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. 227 on the Plan of Section Three, Towne Village of the Country of record in Plat Book 5200, Pages 268 and 269, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 227 fronts 70.73 feet on the Westerly margin of South Towne Court and extends back 154.26 feet on the Northerly line and 70.66 feet on the Southerly line to a broken line in the rear measuring 123.39 feet thereon.

Being the same property conveyed to Kristi Butts, a single woman by Warranty deed from Craig A. Maurer and Lisa O. Maurer of record in Instrument No. 20070726-0088913 Register's Office for Davidson County, Tennessee, dated July 23, 2007 and recorded on July 26, 2007. (Value of consideration shown in aforementioned deed $133,900.00.) Being also known as 404 South Towne Court Antioch, Tennessee 37013.

Kristi Butts having since married and is now known as Kristi McWilliams.

Subject property having never been the primary residence Kevin McWilliams, spouse of Kristi McWilliams.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of

record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 404 South Towne Court, Antioch, TN 37013.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of January, 2018.

Kristi McWilliams

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Kristi McWilliams

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee this 9th day of January, 2018.

Notary Public
My Commission Expires: 5 6 19

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

(Notary Seal)