Bill Garrett Davidson County
Batch# 50976 DEEDWARR
01/24/2018 10:59:09 AM 2 pgs
Fees: $13.00 Taxes: $939.73
20180124-0007319

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$253,980.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 01-01-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LUKAS HAM, ET UX	NEW OWNER	**108-12-0-222.00**
(NAME) **3264 EAST LAKE DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, BETTENIA WILLIAMS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUKAS HAM AND TEHYA HAM, HUSBAND AND WIFE,** 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: NICOLE NATHANIEL

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Trailwood, Section 5, of record in Plat Book 6900, Pages 477-479, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bettenia G. Williams, unmarried, from Scott T. Allee, by and through Danielle Allee, Attorney in Fact, and wife, Danielle Allee, by deed dated April 27, 2007, of record in Instrument No. 20070430-0051149, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 6900, Page 477-479; Restrictions of record in Book 8078, Page 521; and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **3264 EAST LAKE DRIVE, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JN-164-17-3264

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; 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 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 19th day of January, 2018.

BETTENIA WILLIAMS

STATE OF TEXAS
COUNTY OF Dallas

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

Witness my hand and official seal at office this 19th day of January, 2018.

My Commission Expires: 08-31-2018

AMANDA RUSSELL
Notary Public
STATE OF TEXAS
Notary I.D. 12582377-8
My Comm. Exp. Aug. 31, 2018

Notary Public