Bill Garrett Davidson County
Batch# 51660 DEEDWARR
01/25/2018 03:19:42 PM 2 pgs
Fees: $13.00 Taxes: $724.83
20180125-0008027

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $195,900.00. Affiant Subscribed and sworn to before ~~me, this the~~ 23rd day of January, 2018. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cindy Hocutt	QUICKEN LOANS	
1300B Chester Ave.	1050 WOODWARD AVE.	072-14-2T-001.00-CO
Nashville, TN 37206	DETROIT, MI 48226	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAMS CAPITAL INVESTMENTS, LLC, AN ALABAMA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CINDY HOCUTT, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit 1300A, on the Plan of Homes at 1300 Chester Avenue, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 1300 Chester Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170214-0015437, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Glenda J. Murray and husband Daryl R. Murray by Warranty deed from Robertson Properties, Inc of record in Instrument No. 20050630-0075388 and Rerecorded on May 31, 2006 and Instrument No. 20060531-0063691 Register's Office for Davidson County, Tennessee, dated June 23, 2005 and recorded on June 30, 2005.

Being a portion of the same property conveyed to Volunteer State Properties, a Mississippi limited liability Company by Warranty deed from Glenda J. Murray and Daryl R. Murray, wife and husband of record in Instrument No. 20160707-0069437 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 07, 2016.

Being the same property conveyed to Williams Capital Investments, LLC, an Alabama limited liability Company by Quitclaim deed from Volunteer State Properties, LLC, a Mississippi limited liability Company, of record in Instrument No. 20180123-0007051 Register's Office for Davidson County, Tennessee, dated January 23, 2018 and recorded on January 23, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of January, 2018.

Williams Capital Investments, LLC

Jonathan Kyle Williams, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Kyle Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Williams Capital Investments, LLC, an Alabama limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 23rd day of January, 2018.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021