Bill Garrett Davidson County
Batch# 58151 DEEDWARR
02/13/2018 10:49:33 AM 2 pgs
Fees: $13.00 Taxes: $469.90
20180213-0014186

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Ronald T. Ingrum and wife, Mary A. Ingrum have this day bargained and sold and does hereby transfer and convey unto Elsie Williams, a married woman, and Alexandra Williams Miller, a married woman, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 3-A, on the Plan of Zone Lot Division, Lot 3 Lake Country, as shown by plat appearing of record in Plat Book 5800, Page 300, amending Plat Book 5200, Page 493, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Ronald T. Ingrum and wife, Mary A. Ingrum, by Warranty Deed from Mildred Ezell Smith, sole heir at law of Linda Sue Ezell, deceased, dated 03/13/05, of record in Instrument No. 20050414-0041658, Register's Office for Davidson County, Tennessee.

This is improved property known as 205 Lake Cove, Old Hickory, Tennessee, 37138.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Elsie Williams, a married woman, and Alexandra Williams Miller, a married woman, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 31st day of January, 2018.

Ronald C. Ingrum
Ronald T. Ingrum

Mary A. Ingrum
Mary A. Ingrum

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Ronald T. Ingrum and wife, Mary A. Ingrum 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 within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 31st day of January, 2018.



Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/27/19

AFFIDAVIT

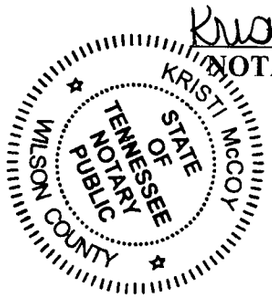
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $127,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Elsie Williams
Affiant

Subscribed and sworn to before me this 31st day of January, 2018.

Kristi McCoy
NOTARY PUBLIC

My Commission Expires: 3/27/19



Map & Parcel No.: 064-04-0-035.00

Name and address of new owner:
Send tax bills to:
Elsie Williams and Alexandra Williams Miller
205 Lake Cove
Old Hickory, TN 37138