WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $311,000.00.

Affiant

Subscribed and sworn to me on 02/09/18.

NOTARY PUBLIC
My Commission Expires:

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 15, 2021

Bill Garrett Davidson County
Batch# 59950 DEEDWARR
02/16/2018 01:55:44 PM 2 pgs
Fees: $13.00 Taxes: $1,150.70

20180216-0015350

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Hannah Mazzaferro 229 WOODMAKER COURT Nashville, TN 37214	Peoples Home Equity, Inc. 170 N Seven Oaks Dr. Knoxville, TN. 37922	108-15-0A-028.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Tracy Williams and Konya M. Hollands Williams, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Hannah Mazzaferro, and Anthony Mazzaferro, husband and wife, and Rebekah G Wilson, John T Wilson, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 28 on the plan of PERCY PRIEST WOODS SUBDIVISION, as shown by plat of record in Plat Book 9700, Page 384, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed by Quitclaim Deed from Konya M. Hollands, now known as Konya M. Hollands Williams to Tracy Williams and Konya M. Hollands Williams, husband and wife as recorded on the 30th day of December, 2011 in Instrument No. 20111230-0102216; Quitclaim Deed from Adrian L. Scott to Konya M. Hollands as recorded on the 10th day of March, 2008 in Instrument No. 20080310-0023742 and Warranty Deed from Larry Prater, dba Larry Prater Construction to Adrian L. Scott and wife, Konya M. Scott as recorded on the 9th day of November, 2004 in Instrument No. 20041109-0134995, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 229 WOODMAKER COURT, Nashville, Tennessee 37214.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural

Witness my hand and official seal on 02/09/18

Tracy Williams

Konya M. Hollands Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 02/09/18, before me personally appeared Tracy Williams by as and Konya M. Hollands Williams by, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 02/09/18

NOTARY PUBLIC

My Commission Expires: 11-8-2021

