Bill Garrett Davidson County
Batch# 66738 DEEDWARR
03/08/2018 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20180308-0022155

WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2018.

Angela G. Batson
Notary Public

MY COMMISSION EXPIRES: 9-7-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Linda F. Miller	"New Owners"	126-16-0A-478.00-CO
(NAME)	(NAME)	
917 Falling Water Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Helen Wilson, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Linda F. Miller and spouse, Willard A. Rejefski, 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. 173, on the Plan of Final Plat, Riverwalk, Phase 2D of record in Plat at Instrument No. 20041020-0126324, as corrected in Instrument No. 20041109-0135316, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Helen Wilson, unmarried by Warranty deed from The Jones Company of Tennessee, L.L.C. of record in Instrument No. 20050809-0094204, Register's Office for Davidson County, Tennessee, dated July 29, 2005 and recorded on August 09, 2005.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilites applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ☐

This is improved ☑ property, known as 917 Falling Water Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 2nd day of March, 2018.

Helen Wilson
By: Victoria Lynn Stacey, Atty-in-Fact
Helen Wilson
By: Victoria Lynn Stacey, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Victoria Lynn Stacey, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Helen Wilson, acting as that person's agent and attorney in fact, and the said Victoria Lynn Stacey acknowledged that she executed the foregoing instrument as agent and attorney in fact for Helen Wilson for the purposes therein contained.

WITNESS my hand and seal, this 2nd day of March, 2018.

My Commission Expires:
9-7-21

Angela G. Batson
Notary Public

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

Certification of Authenticity

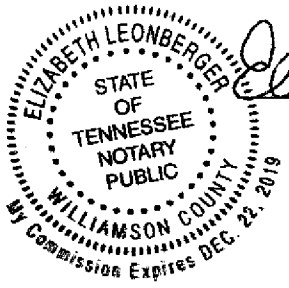
I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kim Hollingshead

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth Leonberger, of Williamson County, who acknowledges that this certification of an electronic document is true and correct and Kim Hollingshead signature in which I have witnessed.



Notary Public

My Commission Expires: 12-22-19

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).