Bill Garrett Davidson County
Batch# 80340 DEEDWARR
04/12/2018 03:44:10 PM 2 pgs
Fees: $13.00 Taxes: $703.00
20180412-0034713

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
April H. & Maria D. Troche
3107 Boulder Park Drive
Nashville, TN 37214

SEND TAX BILL TO:
Franklin American Mortgage Company
6100 Tower Circle, Ste. 600
Franklin, TN 37067

MAP/PARCEL 096-15-0-053.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donna Fay Williams, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Maria D. Troche and April H. Troche, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Hickory Bend, Section 3 of record in Plat Book 3600, Page 42, 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 Harvey J. Williams and wife, Mildred E. Williams by Warranty deed from Mary K. Lambert, a single person of record in Book 4883, page 670, Register's Office for Davidson County, Tennessee, dated January 23, 1975 and recorded on January 24, 1975.

The said Mildred E. Williams having since died on or about January 16, 2004, leaving Harvey J. Williams as tenant by the entirety. The said Harvey J. Williams having since died testate on or about February 12, 2014. His probate estate of record in Docket No. 17P-1732, in the Probate Division of the Circuit Court for Davidson County, Tennessee, devising said property to Donna Fay Williams. Said Probated Order and Last Will and Testament also being of record in Instrument Nos. 20171106-0113893 and 20171106-0113894, in said Register's Office.

This is improved property known as: **3107 Boulder Park Drive, Nashville, Tennessee 37214.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, do further covenant and bind themselves, their 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.

Possession to be given 16th day of March, 2018.

WITNESS MY HAND on this the 16th day of March, 2018

Donna Fay Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Donna Fay Williams,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 16th day of March, 2018.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $190,000.00.

AFFIANT

Subscribed and sworn to before me this the 16th day of March, 2018.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. 180147