Bill Garrett Davidson County
Batch# 81392 DEEDWARR
04/16/2018 02:47:38 PM 2 pgs
Fees: $13.00 Taxes: $2,821.25
20180416-0035664

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $762,500.00. Affiant Subscribed and sworn to before me, this the 12th day of April, 2018. Notary Public My commission expires: 07/06/20

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Chris Seay Cassandra Santos	New Owners	
917 and 919 Archer Street		105-02-0W-001.00 & 105-02-0W-002.00
Nashville, TN 37203		

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, **JAMES HUNTER WILLIAMS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRIS SEAY AND CASSANDRA SANTOS, HUSBAND AND WIFE**, 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 Units A and B together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 917 Archer Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160715-0073135, and being shown on Plat attached thereto as Exhibit "B", 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 DRG Properties, LLC, a Tennessee limited liability company by Warranty Deed from Marshall Hardison, a single person of record in Instrument No. 20150206-0011359, Register's Office for Davidson County, Tennessee, dated January 30, 2015 and recorded on February 06, 2015.

Being the same property conveyed to James Hunter Williams by Warranty Deed from DRG Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20170413-0036410, Register's Office for Davidson County, Tennessee, dated April 10, 2017 and recorded on April 13, 2017.

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.

This is improved property known as 917 and 919 Archer Street, Nashville, TN 37203.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-RE-18-917

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 12th day of April, 2018.

James Hunter Williams by James Williams Attorney in Fact

James Hunter Williams by James Williams, Attorney in Fact

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 James Williams, as Attorney in Fact for James Hunter Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of April, 2018.

Notary Public

My Commission Expires: 7-2-18

