Bill Garrett Davidson County
Batch# 98613 DEEDWARR
05/31/2018 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20180531-0051955

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $279,900.00

Sean Williams
Affiant

Subscribed and sworn to before me, this 29th day of May 2018.

Notary Public

My commission expires: 3.10.19

GIB VAN DER HEYDEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sean Williams **Cecily Williams**	New Owner	**135140A10300CO**
608 Mount Hood Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Sylvia M. McQueen, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sean Williams and Cecily Williams

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. 74 on the Plan of Pinnacle Point Subdivision, Phase 3, of record in Plat Book 6900, pages 391-393, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sylvia M. McQueen, unmarried, by Warranty Deed from Kyle M. Wentzell, dated March 18, 1996, of record in Book 9984, page 446, re-recorded in Instrument No. 20050908-0108092, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 6900, page 391-393, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 608 Mount Hood Drive, Antioch, TN 37013.

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 in 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.

Sylvia M. McQueen by Lynette Alicia Watkins, Her Attorney in Fact 5/29/18

Sylvia M. McQueen BY LYNETTE ALICIA WATKINS, HER ATTORNEY IN FACT Date: _____

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **LYNETTE ALICIA WATKINS** to me known to be the person who executed the foregoing instrument on behalf of **SYLVIA M MCQUEEN** as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said **SYLVIA M MCQUEEN.**

Witness my hand and official seal this 29th day of May, 2018.

GIB VAN DER HEYDEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3.10.19

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

