Bill Garrett Davidson County
Batch# 99515 DEEDWARR
06/04/2018 10:07:36 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20180604-0052830

Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $250,000.00. Affiant Subscribed and sworn to before me, this the 31st day of May, 2018. Notary Public My commission expires: 2/25/20

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

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:
Ruth R. Williams	Same as Above	
4809 Smokey Drive		065-05-0-036.00
Old Hickory, TN 37138		

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, **TERESA D. NASH, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUTH R. WILLIAMS, SINGLE**, 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 Lot No. 452 on the Plan of Section Four, Sherwood Forest of record in Plat Book 4460, Page (s) 182 and 183, 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 Teresa D. Nash, an unmarried woman by Warranty deed from Edward Lee Williams, Jr. and wife, Judith A. Williams of record in Instrument No. 20140924-0087770 Register's Office for Davidson County, Tennessee, dated September 19, 2014 and recorded on September 24, 2014.

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.

The address of the herein described property is believed to be 4809 Smokey Drive, Old Hickory, TN 37138, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 31st day of May, 2018.

Teresa D. Nash

Teresa D. Nash

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 Teresa D. Nash, 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 31st day of May, 2018.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018