THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180516104

Bill Garrett Davidson County
Batch# 105523 DEEDWARR
06/18/2018 10:07:35 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20180618-0058164

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $205,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2018.

Notary Public
My Commission Expires: 3/10/19

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brad E. Farmer	Peoples Home Equity, Inc.	Tax Parcel ID No.
700 Shandale Drive	5205 Maryland Way Ste 100	043-01-0A-001.00 CO
Madison TN 37115	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin M. Williams, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brad E. Farmer, an unmarried man**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee and being all of Lot no. 47, on the Final Plat for Section Four, Shannon Place, Plat of Record in Instrument No. 20010423-0040003 and recorded for correction purposes in Instrument No, 20010502-0044879, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Kevin M. Williams, an unmarried man by Special Warranty Deed from US Bank, National Association, as successor Trustee to Bank of America, N.A., as successor by merger to LaSalle Bank, N.A. Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-2, recorded on the 25th day of June, 2010 in Instrument No. 20100625-0049759, in the Register's Office of Davidson County, Tennessee.

Pamela A. Williams joins in this conveyance for the purpose of conveying all right, Title and interest she may have in and to the above described property as spouse of Kevin M. Williams.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FOUR, SHANNON PLACE, as recorded in Instrument No. 20010423-0040003, revised at Instrument No. 20010502-0044879.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20010328-0030046.

Charter of Shannon Place, Section 4, Inc. recorded at Instrument No. 20010328-0030047.

Easement for Sanitary Sewer Line, recorded in Book 10749, Page 262.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010328-0030045.

This is improved property located at 700 Shandale Drive Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, his successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of June, 2018.

Kevin M. Williams

Pamela A. Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin M. Williams and Pamela A. Williams, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2018.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES
JUNE 13, 2018