Bill Garrett Davidson County
Batch# 108669 DEEDWARR
06/25/2018 01:40:12 PM 2 pgs
Fees: $13.00 Taxes: $536.50
20180625-0061068

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18008

Send Tax Bills To:
Peoples Home Equity, Inc.
5205 Maryland Way, Ste 100
Brentwood, TN 37027

New Owner is:
Courtney Sams
3240 Priest Woods Drive
Nashville, TN 37214

MAP: 108-16-0
PARCEL: 287.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Maritza G. Williams and husband, Kenneth L. Williams**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Courtney Sams and Caleb Sams, wife and husband,** hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 3240 Priest Woods Drive, Nashville, TN 37214

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 40-B, Zone Lot Division of Lots 31, 40 of Section 2 and 39 of Section 2 Revised, Lakeview Hills, Section Two, of record in Plat Book 6250, Page 325, amending Plat Book 5800, Page 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Maritza G. Williams and husband, Kenneth L. Williams by Quitclaim Deed from Maritza Garcia, dated 4/26/99 and recorded 6/25/99 in Book 11544, Page 148; and being the same property previously conveyed to Maritza Garcia by Deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., dated 3/2/94 and recorded 3/16/94 in Book 9280, Page 648, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

1

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 11th day of June, 2018.

GRANTOR:

Maritza G. Williams

Maritza G. Williams

Kenneth L Williams

Kenneth L. Williams

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Maritza G. Williams and Kenneth L. Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 11th day of June, 2018.

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2020

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Wilson **)**

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

SWORN TO and subscribed before me this 11 day of June, 2018.

NOTARY PUBLIC

My commission expires: 7-2-2018

KIMBERLEY C. KINDALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Kimberley C. Kindall
My Commission Expires
July 2, 2018
STATE OF TENNESSEE