WARRANTY DEED

Bill Garrett Davidson County
Batch# 109469 **DEEDWARR**
06/27/2018 10:41:27 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20180627-0061906

State of Tennessee
County of DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 2-4-19

(AFFIX SEAL)

#13214

Return to: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roy T. Williams	Bank of America	142050b10100co
(NAME)	(NAME)	
8300 Sawyer Brown Road	4909 Savarese Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Tampa FL 33634	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Genevieve Desha,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Roy T. Williams and wife Valerie Michelle 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:

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

Being Unit No. R-306, of amended Section 3, River Plantation Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 4784, Page 464, as amended by instrument of record in Book 5785, Page 180, Register's Office for said County, the Plat of which is of record in Plat Book 4675, Pages 75 through 77, as amended in Plat Book 4675, Pages 103 through 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete identification and description of said lot.

Being the same property conveyed to Genevieve B. Smith, unmarried, from Scott Investment Group by deed of record in Book 8722, Page 821, Register's Office for Davidson County, Tennessee. The said Genevieve B. Smith N/K/A Genevieve Desha.

This property is not a marital residence of the Grantors spouse and as such is not subject to any homestead, dower or other marital interest

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 8300 Sawyer Brown Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness my/our hands this 22nd day of June, 2018.

Genevieve Desha

Genevieve Desha

State of Tennessee
County of Williamson

Personally appeared before me Genevieve Desha, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of June, 2018.

Notary Public
My Commission Expires: 1-6-19

File No.: 13214

STATE OF TENNESSEE NOTARY PUBLIC