Bill Garrett Davidson County
Batch# 111768 DEEDWARR
07/02/2018 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20180702-0064053

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Stephanie N. Winn
Affiant

Subscribed and sworn to before me, this 26th day of June, 2018.

Notary Public

My commission expires:
NOV 0 8 2021

ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stephanie N Winn **Timothy C Provence**	**FIRST FEDERAL BANK**	**128-03-0B-025.00**
696 Williamsport Ct	**2034 WILMA RUDOLPH BLVD.**	
Nashville, TN 37221	**CLARKSVILLE , TN 37040**	

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,

Linda Provence, a married woman

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

Stephanie N Winn and Timothy C Provence, wife and husband

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 25, Williamsport Subdivision, Section One, as shown on Plat of record in Plat Book 7900, Pages 628, and 629, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Linda Provence, a married woman, by Warranty Deed from James M. Patterson, and wife, Athena M. Patterson, to Linda Provence, a married woman, dated May 27, 2011, of record in Instrument No. 20110603-0042427, Register's Office for Davidson County, Tennessee. Tim Provence hereby signs to convey any interest he may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

By-Laws of record in Book 9144, Page 723, said Register's Office.

HOA Charter of record in Book 9144, Page 697, said Register's Office.

Easements of record in Instrument No. 20040511-0053728, and Instrument No. 20040511-0053729, said Register's Office.

QCD for Common Area of Record in Record Book 9363, Page 560, said Register's Office.

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 696 Williamsport Ct, Nashville, TN 37221.

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.

Linda Provence Date: 6/25/18

Tim Provence Date: 6/25/18

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, a Notary Public of said County and State, Linda Provence* the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

*and Tim Provence

Witness my hand, at office, this 25th day of June, 2018.

Notary Public State of Florida
George K Little
My Commission GG 136223
Expires 08/20/2021

NOTARY PUBLIC

My Commission Expires: 8/20/2021

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)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER