Bill Garrett Davidson County
Batch# 112975 DEEDWARR
07/06/2018 08:43:24 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20180706-0065386

THIS INSTRUMENT PREPARED BY:
Creekside Title & Escrow, LLC
311 E. Main Street, Suite 5
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Stephen Williams 979 Wyndham Drive Gallatin, TN 37066	Stephen Williams 979 Wyndham Drive Gallatin, TN 37066	33-11-70.00

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 acknowledged, I, FRED A. MAYNARD, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto STEPHEN WILLIAMS, A MARRIED MAN, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Described land in Davidson County, Tennessee, being Lot No. 223 on the Plan of Primrose Acres, Section III, of record in Book 2900, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Fred A Maynard and wife, Veachel Maynard, by Warranty Deed from US Department of Veterans Affairs, dated 04/03/1992 and filed for record on 04/08/1992, of record in Book 8596, Page 863, said Register's Office for said County. Said Veachel Maynard having since died on 07/13/2014, transferring title to Fred A. Maynard, as tenant in the entirety.

This is improved property known as: 900 Hamblen Drive, Madison, TN 37115

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this _____day of June, 2018.

By: Fred A. Maynard
Fred A. Maynard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public of the state and county aforesaid, personally appeared Fred A. Maynard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 26 day of June, 2018.

NOTARY PUBLIC

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3/2/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

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

NOTARY PUBLIC

My Commission Expires: 3/2/21

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY