WARRANTY DEED

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF July, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca C. Williams	New Owner	
(NAME)	(NAME)	
2005 Stanford Village Drive		173-11-A 44 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JOHN REYNOLDS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA C. WILLIAMS,** HEREINAFTER CALLED THE GRANTEE, HER 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 No. 109 on the Plan of Resubdivision of Lots 109 & 110, Stanford Village, RS10 Cluster Development, of record in plat Instrument No. 20010417-0037243, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John Reynolds, unmarried, by deed from Nathan Kyle Kemp and wife, Ashley Kathryn Kemp, of record in Instrument No. 20160208-0011935, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 2005 Stanford Village Drive, Antioch, TN 37013 (unimproved)

(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.

Bill Garrett Davidson County
Batch# 114379 DEEDWARR
07/10/2018 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20180710-0066503

Witness my hand this 9 day of July, 2018

JOHN REYNOLDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Reynolds, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of July, 2018.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires November 5, 2018

True Copy Certification

I, Danielle Chandler, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Danielle Chandler who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8.4.20

Notary Seal

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY