(1)

Bill Garrett Davidson County
Batch# 127963 **DEEDWARR**
08/13/2018 10:04:23 AM 2 pgs
Fees: $13.00 Taxes: $1,098.90

20180813-0079496

WARRANTY DEED

GEORGIE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2018

Notary Public

MY COMMISSION EXPIRES: 03-08-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ramona Dickes	Shelter Mortgage company	75-11-OA-48.00
(NAME)	(NAME)	
1265 Andrew Donelson Pike	P. O. Box 740039	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Cincinnnati, OH 45274-0039	
(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, We, **Roy A. Williams Jr. and Elif Y Iltas-Williams, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ramona Dickes, a married woman** 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:

Being Lot No. 45 on the Plan of Phase Two, Heritage Meadows, of record in Plat Book 9700, page 525, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Roy Arnold Williams, Jr., and wife, Elif Y. Iltas -Williams by deed from Randall G. Farrar and wife, Jill R. Farrar, dated February 27,2006 and filed for record March 1, 2006 as Instrument No. 20060301-0023849 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 9700, page 525, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 10337, page 102 and Book 11029, page 414, Register's Office for Davidson County, Tennessee.

Subject to Charter of Heritage Meadows Property Homeowner's Association of record in Book 11114, page 771, Register's Office for Davidson County, Tennessee.

Subject to Sanitary Sewer Easement of record in Book 6838, page 485, Register's Office for Davidson County, Tennessee.

Subject to Easement to Bellsouth Telecommunications of record in Book 10613, page 652, Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record in Instrument No. 20031106-0163196, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The Taxes have been prorated and assumed by the Grantee(s).
unimproved ☐

This is improved ☑ property, known as 1265 Andrew Donelson Drive, Hermitage, TN 37076
(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 10th day of August, 2018.

Roy A. Williams Jr.

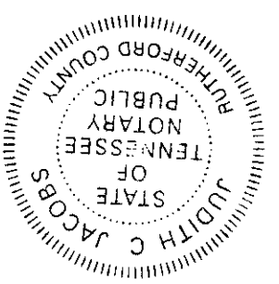
Elif Y Iltas-Williams

State of Tennessee
County of Davidson

Personally appeared before me Roy A. Williams Jr. and Elif Y Iltas-Williams, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of August, 2018.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20



File No.: 201808002