WARRANTY DEED

Bill Garrett Davidson County
Batch# 130200 DEEDWARR
08/17/2018 08:22:33 AM 2 pgs
Fees: $13.00 Taxes: $841.75

20180817-0081509

JM-MS-18-746

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joni Lynn Cuquet		
(NAME)	(NAME)	
746 Greymont Drive	**Same as New Owner**	**120-5-93.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEVIN R. WILLIAMS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONI LYNN CUQUET, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 106 on the Map of Glencliff Estates, Section Two, of record in Plat Book 1130, Pages 77 and 78, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Devin R. Williams, unmarried, by Warranty Deed from Mary Jan Payne, unmarried, recorded June 27, 2012 in Instrument No. 20120627-0056219, Register's Office for Davidson County, Tennessee.

The above-described property is not the primary or marital residence of the grantor herein.

This conveyance is subject to:
- Property Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 1130, Pages 77 and 78, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Book 1373, Page 61, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **746 Greymont Drive, Nashville, Tennessee 37217**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 hand(s) this the 16th DAY OF AUGUST, 2018.

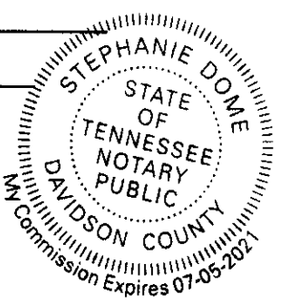
Devin R. Williams by L. Mitchell, Attny-in-fact
Devin R. Williams by Laura Mitchell as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DEVIN R. WILLIAMS, and who acknowledged he/she/they executed the same as the free act and deed of the said DEVIN R. WILLIAMS.

Witness my hand and official seal, this the 16th of August, 2018.

Stephanie Dome
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212