This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2570

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2570

Bill Garrett Davidson County
Batch# 131465 DEEDWARR
08/21/2018 10:52:56 AM 2 pgs
Fees: $13.00 Taxes: $1,254.30
20180821-0082784

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $339,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of August, 2018

Notary Public
My Commission Expires: 4-28-19

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeffrey Williams and Lisa A. Williams 7700 Brook Glen Way Nashville, TN 37221	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circ., RCN-6,Mail Code:ALBH40502B Birmingham, AL 35244	156-01-0D-018.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Nathaniel K. Dunn and Mya Jade Johnson-Dunn, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Williams and Lisa A. Williams, husband and wife**, hereinafter called the Grantee(s), his/her/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 No. 18 on the Plan of Final Plat Brook Glen of record in Plat Book 9700, Page 128 and Boundary Plat Book 7900, Page 828, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Michael L. Assink and Frances Assink, husband and wife to Nathaniel K. Dunn, an unmarried individual, as recorded on the 27th day of June, 2016 in Instrument No. 20160627-0065131 and Warranty Deed from Robert Preston Bland, III and wife, Gina Delaney Bland to Michael L. Assink and Frances Vine, as recorded on the 2nd day of July, 2003 in Instrument No. 20030702-0091864, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **7700 Brook Glen Way, Nashville, TN 37221.** Mya Jade Johnson-Dunn, joins in this conveyance to relinquish any and all right, especially marital rights, which he/she may have in said property by virtue of to Nathaniel K. Dunn.

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of August, 2018.

GRANTOR:

Nathaniel K. Dunn

Mya Jade Johnson-Dunn

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nathaniel K. Dunn and Mya Jade Johnson-Dunn, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of August, 2018.

Notary Public
My Commission expires: 4-28-19

