WARRANTY DEED

Bill Garrett Davidson County
Batch# 132336 DEEDWARR
08/23/2018 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $965.70
20180823-0083738

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: January 5, 2020 (AFFIX SEAL)

W-VRES-18-4121

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)
Jodi Sue Williams	~~New Owner~~ Tennessee Trust Mortgage, Inc.	
(NAME)	(NAME)	**061-16-0-085.00**
4121 Addine St	6398 Hwy 41-A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Pleasantview, TN 37146	
(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, **ERYN EMERICH, UNMARRIED N/K/A ERYN MCHUGH, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JODI SUE WILLIAMS, A SINGLE WOMAN,** 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. 2, Block "D" on the Plan of Greenland Estates of record in Plat Book 974, Page 13, in the Register's 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 to Eryn Emerich by Warranty deed from John S. Adams, Jr and Tiffany Adams, a married couple of record in Instrument No. 20140102-0000118, and Affidavit of Scrivener' s Error recorded in Instrument No. 20140128-0007748, Register's Office for Davidson County, Tennessee, dated December 31, 2013 and recorded on January 02, 2014.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 13, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4121 Addine St, Nashville, Tennessee 37216**.

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 23 DAY OF AUGUST, 2018.

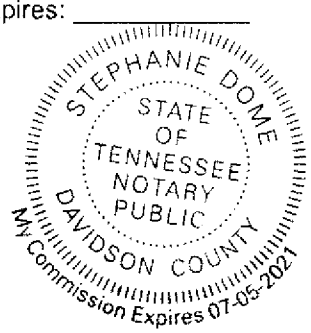
Eryn McHugh by Laura Mitchell, Attorney-in-fact
Eryn McHugh by Laura Mitchell, her Attorney-In-Fact

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 ERYN MCHUGH, and who acknowledged he/she/they executed the same as the free act and deed of the said ERYN MCHUGH.

Witness my hand and official seal, this the 23rd of August, 2018.

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



I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY