WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 142621 DEEDWARR
09/19/2018 09:16:40 AM 2 pgs
Fees: $13.00 Taxes: $1,196.95

20180919-0092781

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2018

Notary Public

MY COMMISSION EXPIRES: 6/12/24

(AFFIX SEAL)

VALERIE L KANE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 06-12-2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel Aaron Williams	First Community Mortgage Inc.	096-01-0-126.00
(NAME)	(NAME)	
203 Cumberland Circle	262 Robert Rose Drive, Suite 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 37129	
(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, **Angela D. Fox,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel Aaron Williams, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 the northwest part of Lot No. 64 on the Map of the Bluefields of record in Book 843, page 16, Register's Office for Davidson County, Tennessee, and described according to a survey made by Z.J. Wilkinson, Surveyor, November 1, 1946, as follows:

BEGINNING at a point in the easterly margin of Cumberland Circle at the common corner of Lot Nos. 42 and 64; thence along the easterly margin of Cumberland Circle southerly 75 feet to the northwest corner of a part of Lot No. 64 conveyed to E.R. Sanders, Jr. and wife, by deed of record in Book 119, page 556, Register's Office for Davidson County, Tennessee; thence along Sanders north line easterly 205.2 feet to Sanders northeast corner which is 37.5 feet north of the common corner of Lot Nos. 63 and 64; thence northerly along the dividing line between Lots 43 and 64, 12 feet one half inch to a point; thence leaving said point and running in a northwesterly direction across the rear part of Lot No. 64, 70 feet 6 inches to an iron pin in the dividing line between Lot Nos. 64 and 42; which point is 40 feet west of the dividing line between Lots 43 and 64; thence with the dividing line between Lot Nos. 42 and 64 in a westerly direction 166.2 feet to the point of beginning.

BEING the same property conveyed to Angela D. Fox by Warranty Deed from Robert L. Bumbalough and wife, Betty L. Bumbalough, dated May 17, 2005, of record in Instrument No. 20050524-0058730, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 203 Cumberland Circle, Nashville, TN 37214
(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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my 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.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the maps of record in Book 843, page 16 and instrument No. 20050216-0017691; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 13 day of September, 2018.

Angela D. Fox

Angela D. Fox

State of MASSACHUSETTS
County of SUFFOLK

Personally appeared before me, the undersigned authority, in and for said County and State, Angela D. Fox, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at WINTHROP (City), MASSACHUSETTS (State), this 13th day of September, 2018.

Notary Public
My Commission Expires: 2/12/2021

File No.: 28273

HEATHER A. SULLIVAN
Notary Public, Commonwealth of Massachusetts
My Commission Expires February 12, 2021