Karen Y Johnson Davidson County
Batch# 148503 DEEDWARR
10/03/2018 10:45:11 AM 2 pgs
Fees: $13.00 Taxes: $919.45

20181003-0098127

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811097

WARRANTY DEED

JILL RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2018.

NOTARY PUBLIC

My commission expires: 10-11-21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Ann Gilbert 241 Clearlake Drive West Nashville, TN 37217	Same address as new owner	136 06 0 060.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Eight Thousand Five Hundred and 00/100 Dollars ($248,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SHARON PATTERSON WILLIAMS AND HUSBAND, KENNETH RAY WILLIAMS**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **KATHERINE ANN GILBERT AND JAMES E. GILBERT, JR., wife and husband**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 264, Section Five, Priest Lake Park Subdivision, as shown on plat of record in Plat Book 4460, Page 174, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Sharon Patterson Williams and Kenneth Ray Williams, wife and husband, by Special Warranty Deed from PMI Mortgage Insurance Company, dated March 18, 2004, and recorded at Instrument No. 200404050037844, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 241 Clearlake Drive West, Nashville, TN 37217, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of September, 2018.

SHARON PATTERSON WILLIAMS

KENNETH RAY WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Sharon Patterson Williams and husband, Kenneth Ray Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of September, 2018.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY