WARRANTY DEED

DANIEL ALAN BRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-P-18-03600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-3-2020

(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)
Tyler N. Williams and Heather N. Williams	**NEW OWNER**	
(NAME)	Karen Y Johnson Davidson County	
3600 Bellwood Avenue	Batch# 151100 **DEEDWARR**	**104-13-0-227.00**
(ADDRESS)	10/12/2018 11:22:19 AM 2 pgs	
Nashville, TN 37205	Fees: $13.00 Taxes: $2,719.50	
(CITY) (STATE) (ZIP)	20181012-0101408	

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, **FREDERICK LEE ADAMS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYLER N. WILLIAMS AND HEATHER N. WILLIAMS, HUSBAND AND WIFE,** 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 part of Lot No. 33, Block B on the Plan of Bellwood, of record in Plat Book 547, Pages 149 and 150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Beginning at a point in the Northerly margin of Bellwood Drive at the common corner of Lots Nos. 32 and 33; thence with the line between said lots, Northwardly 101.67 feet to the common corner of Lots Nos. 20, 32, and 33; thence Eastwardly 87.5 feet to a point in the Westerly margin of Valley Vista Road, said point being 35 feet South the common Easterly corner of Lots Nos. 20 and 33; thence with the Westerly margin of Valley Vista Road, Southwardly 136.15 feet to a curve; thence around a curve, having a radius of 15 feet Southwestwardly to a point in the Northerly margin of Bellwood Drive; thence with the Northerly margin of said Drive, Westwardly 131.13 feet to the point of beginning.

Being the same property conveyed to Frederick Lee Adams by Warranty deed from W. Cannon King and spouse, Catherine L. King of record in Instrument No. 20030822-0122565 Register's Office for Davidson County, Tennessee, dated August 15, 2003 and recorded on August 22, 2003.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 547, Page 149 and 150, 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: **3600 Bellwood Avenue, Nashville, Tennessee 37205**.

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 11th DAY OF OCTOBER, 2018.

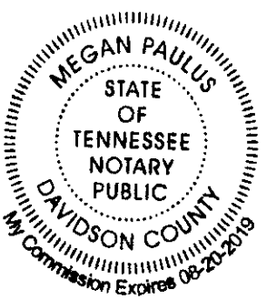
Frederick Lee Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FREDERICK LEE ADAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of October, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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