Karen Y Johnson Davidson County
Batch# 153980 DEEDWARR
10/25/2018 09:37:17 AM 2 pgs
Fees: $13.00 Taxes: $839.90
20181025-0105684

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1333

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Jonathan Williams and Jade Williams husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Beverly Barthiel, a single woman, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 316 on the Final plat of River Trace Estates, Phase I, Section 4 and 5, of record in Plat Book 9700, page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Williams and Jade Williams, husband and wife by deed from Charles D. Simms, a married man, dated April 27, 2015, of record in Instrument No. 20150429-0038299, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2941 Steamboat Drive, Nashville, TN 37214.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 19 day of October, 2018.

Jonathan Williams

Jade Williams

State of Alabama
County of Baldwin

On this 19th day of October, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jonathan Williams and Jade Williams, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Elizabeth McClanton
Notary Public

My Commission Expires: 06/20/2021

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 227,000.00.

Affiant

Sworn and subscribed before me on this the 19th day of October, 2018.

Notary Public

My Commission Expires: 7-26-21

NEW OWNER:
Beverly Barthiel
2941 Steamboat Drive
Nashville, TN 37214

RESPONSIBLE FOR TAX PAYMENT:
Highlands Residential
12001 N. Central Expressway
Ste 750
Dallas, TX 75243

TAX MAP-PARCEL #:
062-02-0A-279.00