RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $180,900.00.

Affiant

Subscribed and sworn to before me, this the 5 day of November, 2018.

Notary Public

My commission expires: 8-20-2019
(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 157288 DEEDWARR
11/07/2018 10:03:55 AM 2 pgs
Fees: $13.00 Taxes: $669.33

20181107-0110253

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Lee Davis	**NEW OWNER**	**109-05-0B-405.00 CO**
3535 Bell Road, Unit 405		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Bobbie Jean Volner, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Lee Davis, a married 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 Unit No. 405 in Williams Bend Townhomes, a Private Element Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, and described In a Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, Horizontal Property Regime with a Private Elements, of record as Instrument No. 20021216.0154761, First Supplementary of record as Instrument No. 20030529-0072377, and Second Supplementary of record as Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Williams Bend Townhomes, a Private Element Horizontal Property Regime contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing of record as Instrument No. 20021216-0154761, and By-Laws appended thereto are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to EDWARD JOSEPH HENANDEZ AND WIFE, BOBBIE VOLNER HERNANDEZ, by deed from 70 SOUTH ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20040617-0071657, dated June 15, 2004, said Register's Office. Being further conveyed to BOBBIE JEAN VOLNER, by quitclaim deed from EDWARD JOSEPH HERNANDEZ, of record in Instrument No. 20061218-0155483, dated December 15, 2006, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 3535 Bell Road, Unit 405, 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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 6th day of November, 2018.

Bobbie Jean Volner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Bobbie Jean Volner, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **6th day of November, 2018.**

Notary Public

My Commission Expires:
8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY