WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/8/19

(AFFIX SEAL)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Y Johnson Davidson County
Batch# 157358 DEEDWARR
11/07/2018 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $586.45
20181107-0110342

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wanda Williams	SAME AS NEW OWNER	07511007300
(NAME)	(NAME)	
1804 Brookvalley Road		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/we **Carrie L. Craig, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Wanda Williams, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 398 on the Plan of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carrie L. Craig, an unmarried woman by Warranty Deed from Damian Mingle, a married man, dated November 30, 2007 and recorded December 05, 2007 of record in Instrument No. 20071205-0140712, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, prorated; Taxes for the year 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 4675, Page 140, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Deed Book 4793, Page 157, Deed Book 4849, Page 767, Deed Book 5020, Page 58, Deed Book 5028, Page 357, Deed Book 5545, Page 321 and Deed Book 6017, Page 179, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ 641 Mercer Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 304775
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective this the 5th day of November, 2018.

Carrie L. Craig

Carrie L. Craig

State of TN
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carrie L. Craig, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of November, 2018.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

201811070110342

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY