WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 157488 DEEDWARR
11/07/2018 03:27:47 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20181107-0110506

R-P-18-1618

DONNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
John Edward Williams	**Ascend Federal Credit Union**	
(NAME)	(NAME)	**081-11-0-548.00**
1618 12th Avenue N	**P.O. Box 1210**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Tullahoma, TN 37388**	
(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 consideration, the receipt of which is hereby acknowledged, **PHILLIP TAYLOR, UNMARRIED AND JERRY WASHINTGON, UNMARRIED AND DEMETRIS ROBINSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN EDWARD WILLIAMS, AN UNMARRIED MAN,** 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. 127 on the D.T. McGavock and Other Addition, described as follows:

Beginning at the point on the east side of 12th Avenue North (formerly Florence Street) 25 feet south of the northwest corner of said Lot No. 127, running thence southwardly along the east side of said 12th Avenue North (formerly Florence Street) 25 feet to a point, thence eastwardly on a line parallel with the north line of said Lot, 150 feet to an alley, more or less, thence northwardly on a line parallel with 12th Avenue North (formerly Florence Street) 25 feet to a point; thence westwardly on a line parallel with the north line of said Lot,150 feet, more or less, to the beginning point, the said being southern 25 feet front of the northern one-half of said Lot No. 127.

Being the same property conveyed to Phillip Taylor, a singl man and Jerry Washington, a single person and Demetris Robinson, married, as tenants in common by Warranty deed from Joseph L. Perry, unmarried and Jannie C. Williams, unmarried of record in Instrument No. 20180530-0051566 Register's Office for Davidson County, Tennessee, dated May 20, 2018 and recorded on May 30, 2018.

The above-described property is not and never has been the primary or marital residence of any grantor herein.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1618 12th Avenue N, Nashville, Tennessee 37208**.

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 5th DAY OF NOVEMBER, 2018.

Phillip Taylor

Jerry Washintgon

Demetris Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP TAYLOR, 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 5th of November, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY WASHINTGON, 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 5th of November, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEMETRIS ROBINSON, 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 5th of November, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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