Karen Y Johnson Davidson County
Batch# 169836 DEEDWARR
12/04/2018 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20181204-0118054

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-2528

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of ~~November~~ December, 2018

Notary Public

Commission Expires: OCT 2 0 2020

SUMNER COUNTY, TENN.
Notary Public At Large
KRISTEN M. TRAINI

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matt O'Connell 1216 Coarsey Drive Nashville, TN 37217	New Owner	107-13-0-041.00

WARRANTY DEED

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

Tony Williams a sixty percent (60%) interest and Tammy Williams Robinson a forty percent (40%) interest, as tenants in common

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matt O'Connell

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 327 on the Plan of Miro Meadows, Second Addition of record in Plat Book 1424, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 327 fronts 75 ft. on the North side of Coarsey Drive and runs back between lines, 225.7 ft. on the West line and 213 ft. on the East line to a dead line in the rear on which it measures 78.9 ft.

Being the same property conveyed to Darlene Williams and Ronnell D. Williams by Warranty Deed from Virginia Pounders Richardson of record in Book 11143, Page 335, Register's Office for Davidson County, Tennessee, dated September 30, 1998 and recorded on September 30, 1998. The said Ronnell Williams having since died on March 5, 2018, being predeceased by Darlene Williams. Pursuant to the Last Will and Testament of the said Ronnell Williams, Docket No. 18P583 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, the said Tony Williams was appointed as Executor with full power to convey subject property. Subject property being further conveyed to Tony Williams a sixty percent (60%) interest and Tammy Williams Robinson a forty percent (40%) interest, as tenants in common by Executor's Deed from Tony Williams, Executor of the Estate of Ronnell Williams, of record in Instrument No. 20181127-0115479, Register's Office for Davidson County, Tennessee, dated November 26, 2018 and recorded on November 27, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1216 Coarsey Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of December, 2018.

Tony Williams

Tammy Williams Robinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 30 day of November, 2018.

Notary Public
My Commission Expires: 1/13/20

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tammy Williams Robinson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30 day of November, 2018.

Notary Public
My Commission Expires: 1/13/20

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

