Karen Y Johnson Davidson County
Batch# 172512 DEEDWARR
12/11/2018 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20181211-0120352

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CORTNEY KAMINSKI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 3, 2022

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd. Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Steven S Troy and Ann C Troy (NAME)	Same (NAME)	09605005300
265 Cumberland Circle (ADDRESS)	(ADDRESS)	
Nashville TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Kelly G. Williams and Lori S. Stevenson**, HEREINAFTER CALLED THE GRANTOR(S), HAV BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven S. Troy and Ann C. Troy**, husband and wife, HEREINAFTER CALLED THE GRANTEE, 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 the northerly 85 feet front of the southerly 165 feet front and 33 feet rear of Lot No. 50 on the Map of Bluefield, Section No. 2, of record in Book 843, Page 34, Register's Office for said County, and being Lot No. 12 on the Map of the Resubdivision of Certain Lots in Bluefield, not of record, and described as follows:

Beginning at a point in the westerly margin of Cumberland Circle 85 feet South of the common corner of Lots Nos. 49 and 50, the southeast corner of that part of said Lot No. 50 conveyed to Estelle Judy Stinson et al, by deed of record in Book 1126, Page 479, said Register's Office; thence northwesterly with Stinson's southwesterly line and with the dividing line between Lots Nos. 12 and 13 of the Resubdivision 498 feet to a point 35 feet South of the common corner of Lots Nos. 49 and 50, the southwest corner of the Stinson Lot; thence southerly 33 feet to a point, the common corner of Lots Nos. 50 and 51 of the Bluefields Subdivision; thence southeasterly with the dividing line between Lots Nos. 11 and 12 of the Resubdivision 507.5 feet, more or less, to a point in the westerly margin of Cumberland Circle; thence northerly with the westerly margin of Cumberland Circle 85 feet to the point of beginning.

Being the same property conveyed to Kelly G. Williams and Lori S. Williams by virtue of that certain Deed dated March 14, 1997, and being of record at Book 10387, Page 485 in the Register's Office of Davidson County, Tennessee. Lori S. Williams has since married and is now known as Lori S. Stevenson.

Sellers warrant that this property is not their primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 265 Cumberland Circle Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hand this 10th day of December, 2018.

Kelly G. Williams

Lori S. Stevenson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kelly G Williams and Lori S. Stevenson** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of December, 2018.

Notary Public

TIMOTHY KYLE KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2020

My Commission Expires: 5/5/20

True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or 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 DAVIDSON

Personally appears before me, Cortney Kaminski, a notary public for this County and State, Sandra Meeker, 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: _____
Notary' Seal (if on paper)

