Karen Y Johnson Davidson County
Batch# 174909 DEEDWARR
12/17/2018 11:58:30 AM 5 pgs
Fees: $28.00 Taxes: $1,165.13
20181217-0122436

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $314,900.00.

Debra Koe
Affiant

Subscribed and sworn to before me, this 12 day of December, 2018.

Julie Dyess
Notary Public
My commission expires: 8/11/20

JULIE DYESS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY My Commission Expires 08-11-2020

02-1808-50470

Address of New Owner:	Send Tax Bills to:	Tax Information:
Caesar Harris, IV 1405 Breckenridge Ct Whites Creek, TN 37189	NEW OWNER	04102001100

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100's ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robin Cassandra Williams Green, hereinafter the Grantors, have bargained and sold, and do hereby transfer and convey to Caesar Harris, IV, a single man, hereinafter called the Grantee, their successors 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. 11 on the plan of Breckenridge Valley, of record in Book 4460, Page 167, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Allen Williams and wife, Julie Brown Williams, by Warranty Deed from Myrick Ronald Cowart and wife, Laura Esther Cowart, dated December 15, 1978, of record in Book 5377, page 506, Register's Office for Davidson County, Tennessee. Robert Allen Williams died on or about February 25, 2007, leaving Julie Brown Williams as the sole surviving tenant by the entirety. Julie Cassandra Brown Williams, being one and the same as Julie Brown Williams, conveyed her interest in the subject property to Robyn Cassandra Williams Green by Quitclaim Deed dated September 29, 2018, of record in Instrument No. 20181001-0097250, Register's Office for Davidson County, Tennessee.

Julie Cassandra Brown Williams aka Julie Brown Williams died on October 8, 2018. Allan Richard Williams and Thomas Christopher Williams, named residuary beneficiaries under the Last Will and Testament of Julie Cassandra Brown Williams not presently admitted to probate, join in the execution of this instrument to convey any and all interest they may have in the property hereinabove described.

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

This property is improved property known as 1405 Breckenridge Ct., Whites Creek, TN 37189.

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, their heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors and assigns and representatives, to warrant and forever defend the title to 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 12th day of December, 2018.

Robyn Cassandra Williams Green

STATE OF TENNESSEE

COUNTY OF SHELBY

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

Witness my hand in ~~Brentwood~~ Memphis (city), Tennessee (state), this 12th day of December, 2018.

Notary Public Bren Olswanger

My Commission expires: 14 July 2019

*Robyn Cassandra Williams Green

BREN OLSWANGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JULY 14, 2019

WITNESS my hand this 11th day of December, 2018.

Thomas Christopher Williams

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, Tennessee, this 11th day of December, 2018.
(city) (state)

Notary Public

My Commission expires:

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

WITNESS my hand this 7 day of December, 2018.

Allan Richard Williams

STATE OF New Jersey

COUNTY OF Mercer

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

Witness my hand in PRINCETON (city), NJ (state), this 7 day of December, 2018.

Notary Public

My Commission expires:

July 02, 2020

BETH LOUISE COMPAGNUCCI
Notary Public, State of New Jersey
My Commission Expires
July 02, 2020

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)

