Karen Y Johnson Davidson County
Batch# 180172 DEEDWARR
01/03/2019 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,309.80
20190103-0000817

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

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 322648

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of December, 2018

Notary Public

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires April 13, 2019

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Legacy Homes of TN, LLC 245 Noah Dr. Franklin, TN 37064	New Owner	103-04-0-003.00

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, I/WE,

Mary Shawnee Williams, a married woman

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

Legacy Homes of TN, LLC, a Tennessee Limited Liability Company

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. 507, and the Westerly Fifteen (15) feet of Lot No. 505, of Block 25 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Shawnee Williams, unmarried by Warranty deed from Sarah E. Allen n/k/a Sarah Joyce of record in Instrument No. 20070308-0028652 Register's Office for Davidson County, Tennessee, dated February 22, 2007 and recorded on March 08, 2007. Subject property having never been the primary residence of the spouse of Mary Shawnee Williams.

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: 4604 Idaho Avenue, Nashville, TN 37209

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 28th day of December, 2018.

Mary Shawnee Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary Shawnee Williams** 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 28th day of December, 2018.

Notary Public
My Commission Expires: 5.6.19

(Notary Seal)



CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

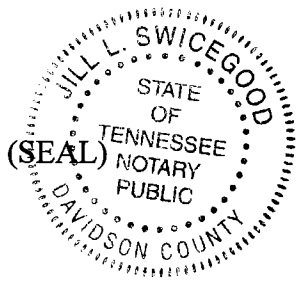
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900