THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 191023 DEEDWARR
02/01/2019 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20190201-0009971

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Billy David Williams and Debra Hall Williams 105 Holt Branch Court Nashville, TN 37211	Quicken Loans, Inc. 1050 Woodward Ave. Detroit, MI 48226-1906	180-03-0A-018.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Patrick Mark Kunz and wife, Rachael Leigh Kunz, formerly known as Rachael L. Warner,** hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Billy David Williams and Debra Hall Williams, husband and wife**, hereinafter called the Grantees, and said Grantees' heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18, on the Plan of Stone Creek Park, Section 1B, of record in Book 9700, Page 266, and amended in Book 9700, Page 389, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Patrick Mark Kunz and Rachael L. Warner, by Warranty Deed from Weylon J. Smith and wife, Ashley G. Smith, of record on February 1, 2016, at Instrument No. 20160201-0009249, Davidson County Register of Deeds. Patrick Mark Kunz and Rachael L. Warner are now married to each other, and Rachael L. Warner is now known as Rachael Leigh Kunz.

This is improved property known as 105 Holt Branch Court Nashville, Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 31ST **day of January, 2019**:

Patrick Mark Kunz

Rachael Leigh Kunz, formerly known as Rachael L. Warner

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patrick Mark Kunz** and **Rachael Leigh Kunz**, f/k/a Rachael L. Warner, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of January, 2019:

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$380,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 31 DAY OF January, 2019:

DAVID R. HOETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 7.17.24

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019