THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
Bradley T. Bald, Esq. **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $235,000.00
Karen Johnson Davidson County Batch# 195530 DEEDWARR 02/14/2019 02:23:26 PM 2 pgs Fees: $13.00 Taxes: $869.50 20190214-0013982	Affiant Subscribed and sworn to before me, this 13 day of February, 2019.
BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires Nov. 26, 2022	Barbara Collins Notary Public My Commission Expires: 11-26-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Callison Atkins 119 Northcrest Commons Circle Nashville, TN 37211	New Owner	Tax Parcel ID No. 147-12-0A-119.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK WILLIAMS AND WIFE, DARICE WILLIAMS,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **CALLISON ATKINS, AN UNMARRIED WOMAN,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 119, on the Horizontal Property Regime for Northcrest Commons, Phase One & Two, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040615-0070835, amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585, Instrument No. 20121113-0104425 and Instrument No. 20181005-0099369, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to MARK WILLIAMS AND WIFE, DARICE WILLIAMS AND MARY WILLIAMS, UNMARRIED, by deed from GALLARDIA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20071015-0122128, dated September 28, 2007, said Register's Office. MARY WILLIAMS having died testate on or about December 20, 2015. Pursuant to the Last Will and Testament of Mary Williams, in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 16P1017, said property was devised to Mark A. Williams. See also deed of record in Instrument No. 20160916-0097399, dated August 9, 2016, said Register's Office.

This is improved property commonly known as: **119 Northcrest Commons Circle, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 13 day of February, 2019.

MARK WILLIAMS

DARICE WILLIAMS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARK WILLIAMS AND DARICE WILLAIMS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13 day of February, 2019.

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires Nov. 26, 2022

Notary Public
My Commission Expires: 11-26-2022