This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $280,000.00.

Affiant

Subscribed and sworn before me this the 27 day of February, 2019.

Notary Public
My commission expires: 9/18/22

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Karen Johnson Davidson County
Batch# 200246 DEEDWARR
02/28/2019 11:10:59 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20190228-0018269

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kathleen Clarke Williams	FirstBank	084-05-0 001.00
800 Russell Street	318 Seaboard Lane, Suite 205	
Nashville, TN, 37206-3713	Franklin, TN 37067	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SANDRA M. HUGHES, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KATHLEEN CLARKE WILLIAMS AND ANDERSON WACHTEL WILLIAMS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 400 on the Plan of Dugger Heights Section IV, as of record in Book 2083, page 86, Register's Office for said County.

Said Lot fronts 157.8 feet on the southwesterly side of Eastland Avenue and extends back 178.6 feet on the northwesterly line, 108.9 feet on the southeasterly line to a dead line, which is a broken line, and measures 156 feet thereon.

Being the same property conveyed to Sandra M. Hughes, unmarried, by deed from Emmett Ervin Buchanan, Jr., sole heir of Mary Margaret Buchanan, deceased, dated 06/24/1994, of record in Book 9395, page 232, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2905 Eastland Avenue, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 27 day of February, 2019.

Sandra M. Hughes

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sandra M. Hughes, 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 and official seal this 27 day of February, 2019.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022