Karen Johnson Davidson County
Batch# 214115 DEEDWARR
04/04/2019 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $573.13
20190404-0030777

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $154,900.00

Affiant

Subscribed and sworn to before me, this 4th day of April, 2019

Notary Public

My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Johnnie G. Williams **Annie Faye Smith**	New Owner	**090110B01500CO**
510 Basswood Ave Apt 15		
Nashville, TN 37209		

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 ACKNOWLEDGE, WE,

Alicia Garcia, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Johnnie G. Williams, a single man and Annie Faye Smith, a married woman, as joint tenants with rights of survivorship.

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 Unit No. 15 of River Breeze Garden Townhomes, a horizontal property regime established pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Master Deed of record in Document No. 20030207-0017550, as amended in Instrument No. 20030618-0084385 and Instrument No. 20040308-0025984, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Alicia Garcia, unmarried, by Warranty Deed from Aaron Duffy and spouse, Lesley A. Duffy, dated August 29, 2008, of record in Instrument No. 20080904-0090838, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The following Judgment against the borrower appears of record but shall be omitted from the Final Loan Policy based upon the insured instrument being a purchase money Deed of Trust, or the Judgment being released of record prior to issuance of their policy or proof that the borrower is not one and the same person against whom said Judgment was filed: Judgment entered August 13, 2014, in Docket No. 10GC20358, General Sessions Court, Davidson County, Tennessee, in favor of Advantage Acceptance Corporation, against Karen D. Williams, in the amount of $3,513.13, of record in Instrument No. 20140923-0087327, Register's Office for Davidson County, Tennessee.

The following Judgment against the borrower appears of record but shall be omitted from the Final Loan Policy based upon the insured instrument being a purchase money Deed of Trust, or the Judgment being released of record prior to issuance of their policy or proof that the borrower is not one and the same person against whom said Judgment was filed: Judgment entered December 13, 2011, in Docket No. 11GT8475, Metropolitan General Sessions Court, Davidson County, Tennessee, in favor of Adry Tawfik c/o The Hill Firm PLLC, against John Paul Williams, John Williams, and Jane Doe, in the amount of $1,800.00, of record in Instrument No. 20180713-0067936, Register's Office for Davidson County, Tennessee.

All matters appearing in Master Deed in Instrumentt No. 20030207-0017550 , amended in Instrument No. 20030618-0084385 and in Instrument No. 20040308-0025984, Register's Office for Davidson County, TN.

Easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5269, Page 72, said Register's Office.

Conveyance of common elements in Instrument No. 20030207-0017551, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 510 Basswood Ave Apt 15, 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 do 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 in 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Alicia Garcia _____ Date: 4/1/19

STATE OF Florida

COUNTY OF Orange

Personally appeared before me, a Notary Public of said County and State, Alicia Garcia, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2019.

Swati Modha

NOTARY PUBLIC

My Commission Expires: March 20, 2022

SWATI MODHA
MY COMMISSION # GG 198048
EXPIRES: March 20, 2022
Bonded Thru Notary Public Underwriters

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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)

