Karen Johnson Davidson County
Batch# 225409 DEEDWARR
05/03/2019 09:21:43 AM 2 pgs
Fees: $13.00 Taxes: $776.63
20190503-0041419

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00.

Marla Saunders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2019.

Notary Public
MY COMMISSION EXPIRES:_____
File No. G19-4820

HENRY MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-06-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Marla Saunders (NAME)	Community Mtg LLC (NAME)	075-13-0-170
316 Bonnalynn Drive (STREET ADDRESS)	3401 College Blvd Ste 220 (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Leawood KS 66211 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, I, **Steve R. Williams, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marla Saunders, a single woman,** 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. 60 on the Map of Hermitage Hills Subdivision, as of record in Book 2900, Page 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 91.17 feet on the southerly margin of Bonnalynn Drive and extends back 125.5 feet on the easterly side and 158.0 feet on the westerly side to a broken line in the rear, measuring 88.0 feet thereon.

Being the same property conveyed to Steve R. Williams by Warranty Deed dated May 23, 2013 from Brenda F. Williams, unmarried, recorded May 30, 2013, in Instrument Number 20130530-0054439, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to the Restrictive Covenant, Condition, or Restrictions of record in Book 2992, Page 53, Book 2998, Page 231, Book 3135, Page 106, recorded in the Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, Pages 48-49, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 19G-19316

This is improved property, known as 316 Bonnalynn Drive, Hermitage, TN 37076.

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 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. Whenever 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/our hand(s) this 10th day of April, 2019.

x Steve R. Williams

Steve R. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2019, before me personally appeared Steve R. Williams, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at office, this 10th day of April, 2019.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066