Karen Johnson Davidson County
Batch# 265182 DEEDWARR
08/01/2019 10:57:17 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20190801-0076024

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville, TN 37217

WARRANTY DEED

14075

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

William Francis Guiney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Francis Guiney	FBC Mortgage, LLC	059040A04500CO
(NAME)	(NAME)	
533 Ewing Dr.	1230 Commerce Park Dr. #116	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Longwood FL 32779	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

*UNmarried

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Regina M. Williams, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William Francis Guiney,** 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. 3 on the Plan of Brookview Subdivision, Phase I, of record in Instrument No. 20050209-0015100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Regina M. Williams, a single woman, by Warranty Deed from Jack Schuett, dated 6/18/2015 of record in Instrument Number 20150622-0059343, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 533 Ewing Dr., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hands this 1 day of July, 2019.

Regina M. Williams
Regina M. Williams

State of
County of

Personally appeared before me Regina M. Williams, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this _____ day of July, 2019.

7-29-19

Notary Public _____
My Commission Expires: _____

File No.: 14075

State of Texas

County of Bexar

Before me, Jennie M Dial, Notary Public, (Insert the name and character of the officer), on this day personally appeared Regina M. Williams —

_____ Known to me (or proved to me on the oath of _____ or through TN ID description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that ~~he~~ She executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29th day of July, 2019.

JENNIE M DIAL
NOTARY PUBLIC
ID# 131999576
State of Texas
Comm. Exp. 05-02-2023

Seal

Notary Public, State of Texas