WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$198,000.00~~ $195000.00

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
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marica Webster	Family Advantage FCU	064-11-0A-053.00
(NAME)	(NAME)	
805 S Chestnut Court	PO Box 39	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Spring Hill, TN 37174	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Heirs at Law for the Estate of Era Williams, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Marica Webster, hereinafter called the GRANTEE(S), his/her/their 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. 53, on the plan of Caleb Chase, a Planned Unit Development, as shown on plat of record in Plat Book 6250, Page 821 and 822, as amended in Book 7429, Page 432, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Era E. Williams by Quitclaim Deed from Ralph Edward Williams, Danny Loyd Williams, and Peggy Williams Mitchell, dated 07/25/2007 and recorded 07/31/2007, of record in Instrument No. 20070731-0090784, Register's Office for Davidson County, Tennessee.

The said Era E. Williams died testate on 05/10/2019, devising subject property to Peggy Mitchell, as Executor of the Estate of Era E. Williams, as evidenced in File No. 19P1068, Probate Court Clerk's Office for Davidson County, Tennessee. Era E. Williams left the following heirs at law: Peggy Mitchell, Danny Williams, Shane Williams and Jeremy Williams.

Subject to all matters shown on the plat of record in Plat Book 6250, Page 821, Plat Book 6250, Page 822, and as Amended in Book 7429, Page 432; Covenants, conditions, easements and restrictions recorded in Book 6777, Page 453, Re-recorded in Book 6783, Page 805, Amended and Restated recorded in Book 7189, Page 553 and Amendment recorded in Instrument 20100603-0043191, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Storm Water Detention Agreement recorded in Book 6548, Page 557; and Charter of Caleb Chase Homeowners' Association Inc., of record in Book 6927, Page 370 and Articles of Amendment recorded in Book 8109, Page 791, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 265560 DEEDWARR
08/02/2019 10:20:30 AM 4 pgs
Fees: $23.00 Taxes: $721.50
20190802-0076533

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 805 S Chestnut Court, Hermitage, TN 37076

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of July, 2019.

Peggy Mitchell Executrix of the Estate of Era E. Williams

Peggy Mitchell, Executrix of the Estate of Era E. Williams

Peggy Mitchell

Peggy Mitchell, heir at law of Era E. Williams

Danny Williams, heir at law of Era E. Williams

Shane Williams, heir at law of Era E. Williams

Jeremy Williams, heir at law of Era E. Williams

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy Mitchell, the Executrix for the estate of Era E. Williams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of July, 2019.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peggy Mitchell, the within named the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of July, 2019.

Tracey Trumphour

Notary Public
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danny Williams and Jeremy Williams, the within named the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of July, 2019.

Tracey Trumphour

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shane Williams, the within named the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of July, 2019.

Tracey Trumphour

Notary Public
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)