THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 267122 DEEDWARR
08/05/2019 03:27:51 PM 2 pgs
Fees: $13.00 Taxes: $1,098.16
20190805-0077656

ADDRESS NEW OWNER
Suzanne Carlson
1718 Ordway Place
Nashville, TN 37206

SEND TAX BILLS TO
new owner

MAP/PARCEL
083-10-0-232.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SARAH ELIZABETH WILLIAMS AND DEREK JUSTIN WILLIAMS** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **SUZANNE CARLSON, AN UNMARRIED WOMAN** ("Grantee" herein), her successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Batson and Williams Subdivision, of record in Plat Book 1424, Page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SARAH ELIZABETH WILLIAMS, DEREK JUSTIN WILLIAMS AND DEBORAH HOLT, by deed from FANNIE MAE AKA Federal NATIONAL MORTGAGE ASSOCIATION, of record in Instrument No. 20140825-0077437, dated July 17, 2014, said Register's Office.

Further being the same property conveyed to SARAH E. WILLIAMS, by quitclaim deed from DEBORAH HOLT, of record in Instrument No. 20190625-0061452, said Register's Office.

This is improved property known as: 1718 Ordway Place, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2019 real property taxes and any easements, covenants and restrictions of record.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-VRES-19-1918

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 31 day of July, 2019.

SARAH ELIZABETH WILLIAMS

DEREK JUSTIN WILLIAMS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared SARAH ELIZABETH WILLIAMS AND DEREK JUSTIN WILLIAMS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 31st day of July, 2019.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$296,800.00.**

Sworn to and subscribed before me this 31st day of July, 2019.

Notary Public

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 4/6/20