WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3050741

Return to:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $ 1,250,000.00

Affiant

Subscribed and sworn to me, this the 5TH day of AUGUST, 2019.

Notary Public

My commission expires:

Property Address:
918B Halcyon Avenue
NASHVILLE, TN 37204

Parcel ID:
118-01-4M-002.00-CO

Karen Johnson Davidson County
Batch# 267507 **DEEDWARR**
08/06/2019 03:52:46 PM 2 pgs
Fees: $13.00 Taxes: $4,625.00

20190806-0078224

Property owner:
Jason Puthottile Williams
Joyce Alencherril Williams
918B Halcyon Avenue
Nashville, TN 37204

Mail tax bills to:
First Tennessee Bank
12195 Metro Parkway, Suite 2
Fort Myers, FL 33966

THIS INDENTURE is made effective the 1st day of August, 2019, by **Bruce A. Eyre and Noreen D. Eyre, husband and wife,** First Parties, for the purpose of conveying the premises described herein to Jason Puthottile Williams and Joyce Alencherril Williams, husband and wife, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit B, 918 Halcyon Townhomes as shown on Plat of record as Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for 918 Halcyon Townhomes of record in Instrument Number 20150827-0086945, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bruce A. Eyre and Noreen D. Eyre, husband and wife by Warranty Deed from Magness Group, Inc. of record in Instrument No. 20160930-0103526 Register's Office for Davidson County, Tennessee, dated September 29, 2016 and recorded on September 30, 2016 and Corrected by Scrivener' s Affidavit recorded on May 8, 2019 in Instrument No. 20190508-0043163.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record in Plat Book 332, Page 76; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions & Restrictions of record at Instrument No. 20150827-0086945; Restrictive Covenant of record at Instrument No. 20160624-0064762, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2019, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Bruce A. Eyre

Noreen D. Eyre

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Bruce A. Eyre**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 18th day of June, 2019.

NOTARY PUBLIC

RYAN HEEDE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-2-22

STATE OF Nebraska)
COUNTY OF Douglas)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Noreen D. Eyre**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Douglas County, this the 20 day of June, 2019.

NOTARY PUBLIC

My Commission Expires: June 20 2020

State of Nebraska – General Notary
LINDA K. BENDORF
My Commission Expires
June 20, 2020

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.