Karen Johnson Davidson County
Batch# 269906 DEEDWARR
08/12/2019 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20190812-0080156

State of Tennessee
County of Williamson

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$200,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20192010	Affiant Sworn to and subscribed before me this 1st day of August, 2019. Notary Public My Commission Expires:
After Recording Return To The Above.	

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

WARRANTY DEED

THIS INDENTURE, made this 1st day of August, 2019, among:

WILLIS RESIDENTIAL HOLDINGS, LLC

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

Anne M. Brown, unmarried, and Hannah Eby, unmarried
As joint tenants

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being part of Lot 13 on the Plan of Anderson Estates, as of record in Plat Book 1130, Page 37, in the Register's Office for Davidson County, Tennessee, being Lot 149 on the Plan of the Re-Subdivision of Lots 1 and 13 of said Anderson Estates, not of record, described according to a survey made by Anderson and Gee Surveyors, August 05, 1946 as follows: Beginning on the Easterly margin of Scalf Drive at the Northwest corner of the property conveyed to Emma V. McDowell by deed from John W. Anderson and wife of, recorded in Book 1320, Page 7; said Register's Office, being the corner of Lots 149 and 150; thence with the line between said two lots eastwardly 168.3 feet to the common corner of Lots 132, 133, 149 and 150; thence with the line between said Lots 133 and 149, Northwardly 50 feet to the common corner of Lots 133, 134, 148 and 149; thence with the line between said Lots 148 and 149 Westwardly 168.9 feet to the Easterly margin of Scalf Drive; thence with same Southwardly 50 feet to the beginning.

Being the same property conveyed to Willis Residential Holdings, LLC, a Tennessee limited liability company by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20181217-0122128 Register's Office for Davidson County, Tennessee, dated December 14, 2018 and recorded on December 17, 2018.

Being also known as 312 Scalf Dr. Madison, Tennessee 37115.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Willis Residential Holdings, LLC

BY: _____
Dena Willis, Member

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Dena Willis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who, upon oath, acknowledged himself/herself to be the member of Willis Residential Holdings, LLC the within named bargainor, and that he/she as such member being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its member.

Witness my hand and official seal this 1st day of August, 2019.



_____
Notary Public
My Commission Expires: 3/20/22

Owner Name & Property Address:

Name: Anne Brown
Address: 312 Scalf Dr.
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: New Owner
Address: _____
City, State, Zip: _____

Tax ID: 043-07-0-008.00

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY