This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 276565 DEEDWARR
08/26/2019 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $839.90
20190826-0085861

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 227,000

Affiant Signature

Subscribed and sworn to before me on this the 26th day of August, 2019

Notary Public

My Commission expires 1/30/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Teddy Ray Williams
Trina Donna Ralls Williams
369 Sandcastle Rd.
Franklin, TN 37069
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 142090D11700C0

WARRANTY DEED

19NT00750

Effective the 26th day of August, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

RICHARD THIBUS AND SPOUSE, CAROL THIBUS

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

TEDDY RAY WILLIAMS AND TRINA DONNA RALLS WILLIAMS, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 1039, together with the carport designated 1039-C of River Plantation, Section 6, Phase 1, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 359 and 360 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Richard Thibus and spouse, Carol Thibus, by Warranty Deed from Samuel Jason Humphrey and spouse, Michelle Lea Humphrey, dated 10/05/2007 and recorded 10/12/2017 as Document No. 20071012-0121347, Register's Office for Davidson County, TN.

This is an improved property commonly known as 1039 General George Patton Rd, Nashville, TN 37221.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 26th day of August, 2019

Richard Thibus

Carol Thibus

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Richard Thibus and Carol Thibus** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 26th day of August, 2019.

Notary Public

My commission expires: 1/30/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: