Name and Address of New Owner:
Port Royal, LLC
PO Box 208
Goodlettsville, TN 37070

Send Tax Bills To:
Port Royal, LLC
PO Box 208
Goodlettsville, TN 37070

Karen Johnson Davidson County
Batch# 285460 DEEDWARR
09/13/2019 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20190913-0093147

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 060-04-0-079.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Buford Williams**, a widower "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Port Royal, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot Number 58 on the Plan of Oak Park Subdivision, Section I, as of record in Book 3600, Page 84, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the Easterly margin of Oak Ridge Drive at the common corner of Lots 58 and 59; thence with the margin of said drive, Northerly 75 feet to the point of beginning of a curve; thence around said curve Northeasterly 39.27 feet to a point in the Southerly margin of Southridge Drive; thence with the margin of same, Easterly 126.13 feet to a point; thence Southerly 100 feet to the Northeast corner of Lot Number 59 on said Plan; thence with Lots 58 and 59 Westerly 151.78 feet to the point of beginning.

Being the same property conveyed to Julia Ann T. Williams, a married woman, by Quit Claim Deed from Buford C. and Julia Ann T. Williams, husband and wife, recorded May 08, 2008, of record in Instrument No. 20080508-0047870, in the Register's Office of Davidson County, Tennessee.

Julia Ann Turner Williams deceased on 08/30/2016 evidenced by death certificate for the State of Tennessee certificate No 08804004. The residence known described above was primary residence of her and her spouse, Buford C Williams at the time of her death. Her interest automatically conveyed upon her death to her spouse Buford C Williams.

This is improved property known as 3135 Oak Ridge Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of September, 2019.

Buford Williams
By Asahi Williams
Attorney in fact (SEAL)
Buford Williams by Asahi Williams, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personall appeared before me, the udersigned authority, in and for said County and State, appeared, Asahi Williams with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Power of Attorney for Buford Williams, the within named bargainor, and she as such Power of Attorney being authorized to do so, executed the foregoeing instrument (DEED) for the purposes therein containied by signing the name of Buford Williams by herself as Power of Attorney.

Witness my hand, at office, this 9th day of September, 2019.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $245,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9th day of September, 2019.

Notary Public
My commission expires: 3-8-2021
File No. 2019-595

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON