Karen Johnson Davidson County
Batch# 310120 DEEDWARR
11/04/2019 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20191104-0113283

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1953TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of October, 2019.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Gregory Williams 113 Cedarcroft Ct. Antioch, TN 37013	**SAME AS NEW OWNER.**	150 10 0 008.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Frank C. Williams, unmarried** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory Williams, unmarried** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 113 Cedarcroft Ct. Antioch, TN 37013, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Cherry Hills Subdivision 10-A of record in Plat Book 4860, Page 97, Register's Office for said county, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Frank C. Williams by deed from Wells Fargo Bank, N.A dated 11/01/2010 filed and recorded 11/08/210 of record as Instrument No. 20101108-0089488, said Register's Office.

The above referenced property has never been the Primary Residence of the Grantor nor his spouse.

Tax Map and Parcel ID is as follows 150 10 0 008.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 113 Cedarcroft Ct., Antioch, TN 37013

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: and we do covenant with the 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 unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 my hand this 21st day of October, 2019.

Frank C Williams

Frank C. Williams

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson CP

On this 21st day of October, 2019, before me personally appeared **Frank C. Williams**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 21st day of October, 2019.

Chasity Petty

Notary Public

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

Commission Expiration: 9/20/2021

LTE File No.: 19-1953TN

True Copy Certification

I, **Shelly Walling**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Shelly Walling

Shelly Walling

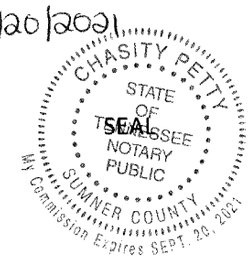
State of **Tennessee**
County of **Davidson**

Personally appeared before me, Chasity Petty, a notary public for this county and state, **Shelly Walling,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

Chasity Petty

My Commission Expires: 9/20/2021



SEAL