Karen Johnson Davidson County
Batch# 316328 DEEDWARR
11/15/2019 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $677.10
20191115-0117996

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22

(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Mary William and Akrum W William	SEND TAX BILLS TO: OWNER AT PROPERTY ADDRESS	MAP-PARCEL NUMBERS
(NAME) 1119 RANSOM WAY	(NAME)	135100E01000CO
(ADDRESS) NASHVILLE, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Lane B. Gonzalez, a single man** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary William and Akrum W William, wife and husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 10 Ransom Park Villas as appears on the Master Deed of Ransom Park Villas, recorded in Instrument 20130711-0072001 and amended in Instrument 20130719-0074970, and further amended in Instrument 20140703-0058673, recorded in the Register of Deeds Office, Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Lane B. Gonzalez, a single man by Warranty Deed from Michael Shannon Sykes, a single man of record in Instrument No. 20170829-0088579, Register's Office for Davidson County, Tennessee, dated August 25, 2017 and recorded on August 29, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument Number 20080314-0026053, Instrument No.20080502-0044959, Instrument No. 20090821-0078945, an Instrument No.20121231-0120606, and Master Deed and By-Laws for Villas at Ransom Park of record in Instrument Number 20051025-0128829, and as amended in Instrument No. 20061002-0121910; **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1119 Ransom Way Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 unencumbered, 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 13th day of November, 2019.

Lane B. Gonzalez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Lane B. Gonzalez** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of November, 2019.

Notary Public
My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21