Karen Johnson Davidson County
Batch# 330606 DEEDWARR
12/16/2019 03:48:30 PM 2 pgs
Fees: $13.00 Taxes: $662.30
20191216-0129688

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Birthright Title Agency
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072
BTA# 2019111155

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Sydney Alter 405 Wisteria Lane Hermitage, TN 37076	Sydney Alter C/O Ameris Bank 1800 Parkway Place, Suite 820 Marietta, GA 30067	086-14-0-014.00

WARRANTY DEED

THIS INDENTURE, made this 16th day of December, 2019 between **INA WILLIAMS**, married, resident of Davidson County, Tennessee ("Grantor") and **SYDNEY ALTER**, a single woman, resident of Davidson County, Tennessee ("Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 2-B, Park Manor Subdivision, as shown on plat of record in Plat Book 6900, Page 29, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Ina Williams by Warranty Deed from Earlynn Danae Bowman and husband, Michael D. Bowman of record in Instrument No. 20190712-0068037 in the Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on July 12, 2019.

The Grantors herein make oath that the above described property has never been used by Grantor or Grantors' respective spouses as their principal residence or homestead.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

INA WILLIAMS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th of December, 2019, before me personally appeared Ina Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: _____

My commission expires: 7/1/2022

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$179,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 16th day of December, 2019.

Notary Public
My commission expires: 01-10-2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

Notary Signature

My Commission Expires: September 7, 2020