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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 191123843** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $237,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 10th day of December, 2019.<br><br>Notary Public<br>My Commission Expires: 1-6-20 |

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 333045 DEEDWARR
12/23/2019 08:50:30 AM 2 pgs
Fees: $13.00 Taxes: $878.75
20191223-0131865

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Angela Hernandez Canas<br>1200 Reelfoot Circle<br>Nashville TN 37214 | Send Tax Bills To:<br>SAME | Tax Information:<br>Tax Parcel ID No.<br>108-12-0-123.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gregory L. Williams, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angela Hernandez Canas**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Section One, Reelfoot of record in Plat Book 5200, Page 641, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gregory L. Williams, a single man by Warranty deed from Eric Sox, a married man and George Brandt, a married man of record in Instrument No. 20140916-0084878 Register's Office for Davidson County, Tennessee, dated September 12, 2014 and recorded on September 16, 2014.

Joey Williams joins in this conveyance for the purpose of conveying all right, Title, and interest she may have in and to the above described property as spouse of Gregory L. Williams.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 641, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6160, Page 278 and Book 6177, Page 105, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 7322, Page 355 and Book 7322, Page 371, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1200 Reelfoot Circle Nashville TN 37214

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 executed this instrument on this 10th day of December, 2019.

Gregory L. Williams

Joey Williams
BY: Gregory L. Williams, Attorney-in-fact

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory L. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Joey Williams and that he is authorized by Joey Williams to execute this instrument on her behalf.

Witness my hand, at office, this 10th day of December, 2019.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, John A. Bell Jr., 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.

State of TN
County of Davidson

Signature

Personally appeared before me Dillon Cochran, a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/8/2021

Notary's Seal (if on paper)

DELANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY