Karen Johnson Davidson County
Batch# 336547 DEEDWARR
12/31/2019 08:05:30 AM 4 pgs
Fees: $23.00 Taxes: $858.40
20191231-0134647

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00.

Jennifer A Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2019.

Allison M. Noble
Notary Public

MY COMMISSION EXPIRES: 6/19/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 2818 Nashville Title, Nashville, TN 37204

File No.: TN-2019-4774-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bailey Wiberg	SWBC Mortgage Corp.	
(NAME)	(NAME)	
3313 Eaglewood Lane	9311 San Pedro # 100	050 11 0 116.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty-Two Thousand And No/100 Dollars ($232,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHN M. WILLIAMS AND GAIL HUNTER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BAILEY WIBERG, a single woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 89 on the Plan of Timberwood Estates, Section One, of record in Book 6250, page 441, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John M. Williams and Gail Hunter, as joint tenants with right of survivorship by Warranty Deed from Barbara Fagan, of record in Instrument No. 20190904-0089046, Register's Office for Davidson County, Tennessee.

John M. Williams executed this instrument on behalf of Gail Hunter pursuant to a Power of Attorney of record in Instrument No. 201912310134646, Register's Office for Davidson County, Tennessee

unimproved ☐
This is improved ☒ property, known as 3313 Eaglewood Lane, Nashville, TN 37207
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness John M. Williams and Gail Hunter this 16th day of December 2019.

John M. Williams

Gail Hunter
Gail Hunter
BY: John M. Williams
John M. Williams, Attorney-in-fact

STATE OF Tennessee

County OF Dawson

I, the undersigned, a Notary Public for State of Tennessee, do hereby certify that John M. Williams personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16th of December, 2019.

Notary Public

My Commission Expires:

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Dawson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared John M. Williams, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Gail Hunter, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Gail Hunter, the bargainor(s), by the said John M. Williams, as Attorney-in-Fact.

WITNESS my hand and seal, this 16th day of December, 2019.

NOTARY PUBLIC

My Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY