WARRANTY DEED

Karen Johnson Davidson County
Batch# 336636 DEEDWARR
12/31/2019 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20191231-0134755

File No. DH0006085

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5/15/2021

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian Guerrero	New Owner	
(NAME)	(NAME)	
512 Freda Villa		051-11-0-029.00
(ADDRESS)	(ADDRESS)	
Madison, TN, 37115		
(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, **Mary F Williams, widowed and unremarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christian Guerrero,** Single man , 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:

Tract of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Southern and Associates, Inc., dated July 19, 1976, as follows:

BEGINNING at a point in the northerly margin of Freda Villa at the southwest corner of the Dortha Huffine property of record in Book 4181, Page 303, Register's Office for Davidson County, Tennessee; thence with Dortha Huffine's westerly line North 1 degrees 10 minutes West 240.8 feet to a point; thence North 86 degrees 12 minutes West 125.1 feet to a point; thence South 21 degrees 00 minutes West 231.8 feet to a point in the northerly margin of Freda Villa; thence with the northerly margin of Freda Villa southeasterly around a slight curve 204.0 feet to the beginning.

Being the same property conveyed to Robert E. Williams, Jr. and wife, Mary F. Williams by Deed from Danny L. Williams and wife, Kay W. Williams of record in Book 7896, page 473, Register's Office for Davidson County, Tennessee, dated July 21, 1989 and recorded on July 25, 1989.

Robert E. Williams died on April 27, 2012, and was legally wed to Mary F. Williams at the time of his death.

Being also known as 512 Freda Villa Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 20th day of December, 2019.

Mary F Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary F Williams, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 20th day of December, 2019.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I Sean Huddleston do hereby make oath that I am a license attorney and/or 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 Joe White, **a notary public for this county and state,** Sean Huddleston **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: 5/15/2021

Notary's Seal (If on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON