WARRANTY DEED

Karen Johnson Davidson County
Batch# 337722 DEEDWARR
01/02/2020 03:36:32 PM 2 pgs
Fees: $13.00 Taxes: $854.70

20200102-0000507

W-MH-19-5119

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Markeya S. Hunter and Mark Dunn	**Lending Hand Mortgage LLC**	
(NAME)	(NAME)	
5116 Ryan Allen Circle	**116 E Cedar Street**	**041-01-0A-037.00-CO**
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	**Goodlettsville, TN 37072**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBORAH LORRAINE WILLIAMS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARKEYA S. HUNTER, MARRIED, AND MARK DUNN, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Final Plat of Cobblestone Creek, Phase 1-A of record in Plat at Instrument No. 20050610-0066806, 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 Deborah Lorraine Williams, married by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20121210-0113489 Register's Office for Davidson County, Tennessee, dated December 07, 2012 and recorded on December 10, 2012.

This conveyance is subject to:

- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Instrument No. 20050610-0066806, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20041208-0146322, Register's Office for Davidson County, Tennessee.
- By-Laws shown as Exhibit D of record in Instrument No. 20041208-0146322, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument No. 20041208-0146324, Register's Office for Davidson County, Tennessee.
- Quitclaim to HOA for common space/open area of record in Instrument No. 20041208-0146323 and Instrument No. 20110916-0072157, Register's Office for Davidson County, Tennessee.
- Right of Way and Easement to Tennessee Natural Gas Lines, Inc. of record in Book 2493, Page 137, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20040304-0024829, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **5116 Ryan Allen Circle, Whites Creek, Tennessee 37189**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26th DAY OF DECEMBER, 2019.

Deborah Lorraine Williams

Deborah Lorraine Williams

Kenneth E. Williams

Kenneth Williams

Kenneth Williams, spouse of Deborah Lorraine Williams, hereby joins in this conveyance and does transfer and convey any and all marital interest Kenneth Williams may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 26th of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 26th of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212