Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B20-0449

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of March, 2020

Notary Public

Commission Expires: 3/31/2020

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

Address of New Owner	Send Tax Bills To:	Map & Parcel
Latoshia S. Williams 26 Fawn Creek Pass Nashville, TN 37214	Same	122-01-0A-238.00-CO

WARRANTY DEED

FOR AND IN 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,

Tracy Lynn Priddy, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Latoshia Shantee Williams, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 13, together with the appurtenant interest in the common elements of Woodland Point Townhomes, a horizontal property regime with private elements, Phase Three, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20001011-0101044, Register's Office for said Davidson County, Tennessee, said Unit being depicted on Exhibit "C" to the aforementioned Declaration of Covenants, Conditions, and Restrictions, and being located upon Lot No. 2 on the Plan of Woodland Point Phase I First Revision of record in Instrument No. 20000713-0069314, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tracy Lynn Priddy, unmarried by Warranty Deed from George W. Priddy, married of record in Instrument No. 20181116-0112963, Register's Office for Davidson County, Tennessee, dated November 2, 2018 and recorded on November 16, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

Karen Johnson Davidson County
Batch# 374352 DEEDWARR
03/18/2020 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $913.90
20200318-0030023

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 26 Fawn Creek Pass, Nashville, TN 37214

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of March, 2020.

Tracy Lynn Priddy

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tracy Lynn Priddy** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of March, 2020.

Notary Public
My Commission Expires: 1/18/23

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
(Notary Seal)

True Copy of Certification

I, Bonnie Curry, do hereby make oath that I am a licensed 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 executed and authenticated according to law.

Bonnie Curry

State of Tennessee

County of Williamson

Personally appeared before me, Carol M. Holmes, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Carol M. Holmes

Carol M. Holmes, Notary Public

My commission expires on 3/31/20

