WARRANTY DEED

Karen Johnson Davidson County
Batch# 375540 DEEDWARR
03/20/2020 02:26:42 PM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20200320-0030953

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2020

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John William Marley	Atlantic Union Bank	172 13 O A 059.00 CO
(NAME) 328 Swynford Ct	(NAME) 1800 Robert Fulton Dr	
(ADDRESS) Brentwood TN 37027	(ADDRESS) Reston, VA 20191	
(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, **James M. Williams, a married man** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lucia Alise Marley and John William Marley, wife and husband,** 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 Lot No. 9 on the Plan of Revision to Lot 3 and Open Space, Section One & Lots 4 through 10, Section Two, Williams Grove of record in Book 11700, Page 22, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to James M. Williams, an unmarried man, by Warranty Deed from W. Aaron Kelley and wife, Miranda K. Kelley, dated December 8, 2006, of record in Instrument No. 20061214-0154049, Register's Office for Davidson County, Tennessee.

*** I, Linda Gouge-Williams, wife of James M. Williams, do hereby join in the provisions of this instrument for the purpose of transferring any and all right, title and interest that I might have in the foregoing described property by reason of any marital status, or otherwise.**

unimproved ☐

This is improved ☑ property, known as 328 Swynford Court, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Plat Book 11700, page 22; Restrictions of record in Book 10741, page 678; Book 11167, page 755; Book 11643, page 316; Instrument No. 19991206-0300190 and Instrument No. 20010514-0049490; Articles of Incorporation/ Charter of record in Book 10741, page 671 and Instrument No. 20010514-0049489; Conveyance of common area of record in Instrument No. 20010514-0049489; all of record in the Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0VREES 20 328

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 19th day of March, 2020.

James M. Williams

Linda Gouge-Williams

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James M. Williams and Linda Gouge-Williams, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 19th day of March, 2020.

Notary Public
My Commission Expires: _____

File No.: 31190

