Karen Johnson Davidson County
Batch# 386874 DEEDWARR
04/16/2020 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,224.70
20200416-0039924

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,000.00

Melissa Lapsley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — My Comm. Expires March 8, 2021

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co., 120 Anderson Lane
Hendersonville, TN 37075

File 2291.20

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Melissa Lapsley and David Lapsley	FirstBank	41-12-46
(NAME) 3924 Oxbow Drive	(NAME) 318 Seaboard Lane, Ste 205	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20200691

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/we, **Ronnie E. Williams and Carol A. Williams**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Melissa Lapsley and David Lapsley, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 63 on the plan of Bellshire Estates, Section 3, which plat is of record in Book 2133, Page 112, Register's Office for Davidson County, Tennessee, to which record reference is hereby and being more particularly described as follows:

BEGINNING on the westerly margin of Oxbow Drive at the northeast corner of lot No. 62 on said Plan; thence with the line between said lots Nos. 62 and 63, westwardly 336.2 feet to the northwest corner of said lot No. 62; thence northwardly 119.1 feet to a concrete monument; thence north 73° east 153.3 feet to a concrete monument; thence north 77° east 176.2 feet to a concrete monument on the westerly margin of said Drive; thence with the same, southeastwardly 172 feet to the **BEGINNING**.

Being the same property conveyed to Ronnie E. Williams and wife, Carol A. Williams with Gladys E. Flatt retaining a life estate, by Quitclaim Deed from Gladys E. Flatt, widow, dated February 23, 1999 and filed of record in Book 11358, Page 473, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 3924 Oxbow Drive, 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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of April, 2020

Ronnie E. Williams

Carol A. Williams

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ronnie E. Williams and Carol A. 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 such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th of April, 2020.

Notary Public
My Commission Expires: 3-2-2021



Tennessee Certification of Electronic Document

I, Robert L. Scruggs (Signer's Name), 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.

Robert L Scr
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Robert L. Scruggs (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020