Karen Johnson Davidson County
Batch# 394621 DEEDWARR
05/01/2020 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20200501-0046002

Warranty Deed

CHERYL A DILLON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $165,000.00. Affiant Subscribed and sworn to before me, this the 28th day of April, 2020. Notary Public My commission expires: 12-13-2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William Bailey Dangerfield	SWBC Mortgage Corp	163-05-0B-200-00
5170 Hickory Hollow Parkway #115	931 San Pedro #100	
Nashville, TN 37013	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KELLY WILLIAMS F/K/A KELLY R. BOYD, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM BAILEY DANGERFIELD, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 all of Unit No. 205 on the plan of Master Deed Lot Layout (Private Element) Phase V, Mill Park (Formerly Hickory Hollow Townhomes), as shown in Exhibit "A" of record in Instrument No. 20050131-0011265, ullet . in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kelly R. Boyd by Warranty deed from Larry Vaughn and wife, Sherry W. Vaughn of record in Instrument No. 20160202-0009868 Register's Office for Davidson County, Tennessee, dated January 25, 2016 and recorded on February 02, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5170 Hickory Hollow Parkway #115, Nashville, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Demetrius C. Williams is signing to waive any rights he might have to the property located at 5170 Hickory Hollow Parkway #115, Nashville, TN 37013, especially any marital rights.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of April, 2020.

Kelly Williams

Kelly Williams f/k/a Kelly Boyd

Demetrius C. 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 Kelly Williams and Demetrius C. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of April, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Certificate of Authenticity

I, Cheryl Dillon, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lisa K R Wagner, a notary public for this county and state, Cheryl Dillon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa K R Wagner

Notary's Signature

My Commission Expires: Sept. 20, 2020

Notary's Seal (If on paper)

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY