Karen Johnson Davidson County
Batch# 401280 DEEDWARR
05/18/2020 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20200518-0051057

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me this 4th day of May, 2020.

Notary Public
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2020-187

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nicholas J. and Megan Salazar	Guaranteed Rate, Inc.	
5010 Churchill Drive	4410 N. Ravenswood Ave.	147-09-0-013.00
Nashville, TN, 37211	Chicago, IL 60640	

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, we

Hunter McNeil Williams and wife, Calllie Danielle Williams fka Callie Danielle Watkins,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Nicholas J. Salazar and Megan Salazar, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Crievewood of record in Plat Book 2331, Page 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 75 feet on the Easterly side of Churchill Drive and runs back between lines, 200.6 feet on the Northerly line and 199.1 feet on the Southerly line to a dead line in the rear on which it measures 94.3 feet.

Being the same property conveyed to Hunter McNeil Williams, an unmarried man and Calllie Danielle Watkins, an unmarried woman, Tenants in Common with the Rights of Survivorship by Warranty deed from Nina Lambert Peppers, unmarried of record in Instrument No. 20160908-0094528 Register's Office for Davidson County, Tennessee, dated September 02, 2016 and recorded on September 08, 2016.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5010 Churchill Drive, Nashville, TN 37211.**

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 our hands this 4th day of May, 2020.

Hunter McNeil Williams

Calllie Danielle Watkins fka Callie Danielle Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hunter McNeil Williams and Calllie Danielle fka Callie Danielle Watkins Williams, 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 at Nashville, Tennessee, this 4th day of May, 2020.



Notary Public
My Commission Expires: 6/13/2022

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY