Karen Johnson Davidson County
Batch# 402736 DEEDWARR
05/19/2020 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20200519-0051999

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1148

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of May, 2020

Notary Public

Commission Expires: 5-2-22

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE A C HALL

Address of New Owner	Send Tax Bills To:	Map & Parcel
Paul Isaiah Williams 4601 Cather Court Nashville, TN 37214	Bank of America, N.A. 4500 Amon Carter Boulevard Fort Worth, TX 76155	062-02-0B-209.00-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/WE,

Esther K. Hoover NKA Esther K. Bond, married

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

Paul Isaiah Williams, a single man

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. 153 on the Final Plat Cluster Lot Development and Abbington Park Phase One - Section Five of record in Plat at Instrument No. 20060113-0005368, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Esther K. Hoover, unmarried by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20061004-0123361 Register's Office for Davidson County, Tennessee, dated September 28, 2006 and recorded on October 04, 2006. Ester K. Hoover having since married and is now known as Esther K. Bond. Jeffrey H. Bond hereby joins in the execution of this deed to convey any an all marital rights he may have.

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.

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

This is improved property known as: 4601 Cather Court, 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 13th day of May, 2020.

Esther K. Bond

Esther K. Bond

Jeffrey H. Bond

Jeffrey H. Bond

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

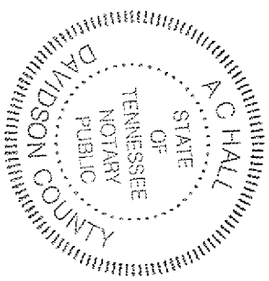
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Esther K. Bond and Jeffrey H. Bond** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes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

Witness my hand and official seal at Brentwood, Tennessee this 13th day of May, 2020.

A C Hall

Notary Public
My Commission Expires: 5-2-22

(Notary Seal)



True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022