WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Y-SB-BR-20-3231

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 430075 **DEEDWARR**
07/02/2020 11:29:33 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20200702-0071809

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Mitchell Crain	Reliant Bank	
(NAME)	(NAME)	**080-08-0-195.00**
3231 Mayer Lane	1820 Swarthmore Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Lakewood, NJ 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HELEN WILLIAMS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MITCHELL CRAIN, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 111 on the Plan of Bordeaux Hills, Section Four of record in Plat Book 3600, Page 49, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 111 fronts 50.02 feet on the Westerly margin of Mayer Lane and extends back 120 feet on the Northerly line and 115.4 feet on the Southerly line to a line in the rear measuring 62.35 feet thereon

Being the same property conveyed to Helen Williams and Joe Williams, husband and wife by Quitclaim deed from Helen Lachanes AKA Helen Williams of record in Instrument No. 20031125-0171322 Register's Office for Davidson County, Tennessee, dated November 12, 2003 and recorded on November 25, 2003. Joe Williams having since died on July 19, 2013 leaving Helen Williams as tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 49, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3765, Page 141, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3231 Mayer Lane, Nashville, Tennessee 37218**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 sha l be applicable to all genders.

Witness my/our hand(s) this the 30th DAY OF JUNE, 2020.

Helen Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

