Karen Johnson Davidson County
Batch# 437545 DEEDWARR
07/14/2020 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $710.40
20200714-0077114

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200627555** ZANA C PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $192,000.00. Affiant Subscribed and sworn to before me, this 13th day of July, 2020. Notary Public My Commission Expires: 5.2.22

WARRANTY DEED

Address New Owner: Abigail Greenwood 935 Hammack Drive Nashville TN 37214	Send Tax Bills To: Iserve Residential Lending, LLC 16745 West Bernardo Drive #100 San Diego, CA 92127	Tax Information: Tax Parcel ID No. 108 16 0 313.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Michael Williams, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Abigail Lauren Greenwood, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 78B of the Zone Lot Division Lots 77, 78 & 79 Section Two Percy Priest Woods, of record in Plat Book 6250, Page 582, amending Plat Book 5800, Page 259, 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 Charles Michael Williams, an unmarried man, by Warranty Deed from Barbara A. Patterson, a single woman, of record in Instrument No. 20150601-0050594, in the Register's Office of Davidson County, Tennessee, dated May 29, 2015 and recorded on June 01, 2015. Anthony D. Byrd joins in this conveyance for the purpose of conveying all right, Title and interest he may have in and to the above described property as spouse of Charles Michael Williams.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Zone Lot Division Lots 77, 78 & 79 SECTION TWO PERCY PRIEST WOODS, as recorded in Plat Book 6250, Page(s) 582.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO OF PERCY PRIEST WOODS, as recorded in Plat Book 5800, Page(s) 259.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6093, Page 392 and Amended in Book 6353, Page 307 and Book 6560, Page 667.

This is improved property located at 935 Hammack Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of July, 2020.

Charles Michael Williams

Anthony D. Byrd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Michael Williams and Anthony D. Byrd, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of July, 2020.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public

My Commission Expires: _____

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY