# WARRANTY DEED

Karen Johnson Davidson County
Batch# 439439 DEEDWARR
07/17/2020 10:44:26 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20200717-0078661

JOHN GLEAVES 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 **$460,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of July, 2020.

Notary Public

My commission expires: 1-3-22
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Margaret Harrison** | New Owner | **Map 118-02-0 Parcel 151.00** |
| **821 Horner Avenue** | | |
| **Nashville, TN 37204** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Jessica T. Williams and husband, Michael S. Williams**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Margaret Harrison, unmarried woman**

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. 53 on the Map of Kirkwood Heights, The W.T. Berry Estate, Section 4, of record in Plat Book 1130, Page 18, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Jessica T. Williams and husband, Michael S. Williams, by Warranty Deed dated September 4, 2003 from Niki L. Johnson, now Jackson, married, of record in Instrument No. 20030912-0133892, Register's Office for Davidson County, Tennessee.**

**This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 1130, Page 18, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved (__X__) Unimproved (____) property, known as **821 Horner Avenue, Nashville, TN 37204**

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 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 my/our hand(s) this **16th** day of **July, 2020.**

Jessica T. Williams

**Jessica T. Williams**

Michael S. Williams

**Michael S. Williams**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Jessica T. Williams and Michael S. Williams,** the within named seller, 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 at Nashville, Tennessee, this **16th** day of **July, 2020.**

**Notary Public**

**My Commission Expires:** 11/8/21

