RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013735

WARRANTY DEED

Karen Johnson Davidson County
Batch# 446550 DEEDWARR
07/29/2020 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20200729-0083780

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2020.

NOTARY PUBLIC

My commission expires: 4-13-2022

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Tucker 1708D Ville Drive Nashville, TN 37217	Same address as new owner	135-01-0-060.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Five Thousand and 00/100 Dollars ($225,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JULIE WILLIAMS AND HUSBAND, TOMMY WILLIAMS**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **LINDA TUCKER, AN UNMARRIED WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Town Park Estates of record in Book 3300, pages 64 and 65 (erroneously shown on prior two deeds as pages 64 and 54), Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Julie Williams from Fannie Mae, aka Federal National Mortgage Association, by Wilson & Associates, PLLC, its duly authorized attorney-in-fact, by Special Corporation Warranty Deed dated September 20, 2012, and recorded September 27, 2012 in Instrument #20120927-0088274, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1708D Ville Drive, Nashville , TN 37217, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Book 3300, pages 64 and 65 (erroneously shown on prior two deeds as pages 64 and 54); to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 15th day of June, 2020.

Julie Williams

JULIE WILLIAMS

T K Will

TOMMY WILLIAMS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Julie Williams and husband, Tommy Williams, 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 seal, this the 15th day of June, 2020.

Notary Public

David Webber

Printed Notary Name

My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022