WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

J-SB-GHS-20-518-520

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Colcram Construction, GP	**New Owner**	
(NAME)	Karen Johnson Davidson County Batch# 520488 **DEEDWARR** 11/23/2020 02:53:38 PM 2 pgs Fees: $13.00 Taxes: $629.00	**071-01-0-030.00 &** **071-01-0-031.00**
8963 Hwy 100		
(ADDRESS)	20201123-0137462	
Nashville, TN 37221		
(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, **RONNIE WILLIAMS AND WIFE, ANGELA WILLIAMS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COLCRAM CONSTRUCTION, GP, A TENNESSEE GENERAL PARTNERSHIP,** 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:

TRACT 1:
Land in the 12th Civil District of Davidson County, Tennessee, being known as Lot No. 8 on the Map of the Subdivision Hardin Yokley's 22.61 acre tract, not of record, and described according to a survey made by Z.J. Wilkinson, Surveyor, February 19, 1949 as follows:

Beginning at a point in the South margin of Yokley Drive, at the corner of Lots Nos. 8 and 9; thence with the line between said lots, Southerly 150 feet to a point in a fence; thence along said fence, Westerly 50 feet to a corner of Lot No. 7; thence with the line between Lots No. 7 and 8, Northerly 150 feet to the South margin of Yokley Drive; thence with the margin of the same, Easterly 50 feet to the point of beginning.

TRACT 2:
Land in the 12th Civil District of Davidson County, Tennessee, being known as Lot No. 7 on the Map of the Subdivision Hardin Yokley's 22.61 acre tract, not of record, and described according to a survey made by Z.J. Wilkinson, Surveyor, February 19, 1949 as follows:

Said Lot No. 7 fronts 50 feet on the Southerly side of Yokley Drive and runs back between parallel lines 150 feet, the Northeast corner of said lot being located 449 feet westerly from the intersection of Yokley Drive and Old Matthews Road.

Being the same property conveyed to Carlene Laster and Mary Litchford, as tenants in common by Warranty deed from Lavinia Young Jackson, unmarried of record in Book 9335, page 314 and Warranty deed of record in Book 9335, page 317, Register's Office for Davidson County, Tennessee, dated May 4, 1994 and recorded on May 5, 1994

Being the same property conveyed to Ronnie Williams and Angela Williams, as tenants in common by Quitclaim deed from Carlene Laster and Mary Litchford of record in Book 11107, page 253, Register's Office for Davidson County, Tennessee, dated August 7, 1998 and recorded on September 10, 1998.

This conveyance is subject to:
- Taxes for the year 2021, a lien, but not yet due and payable.
- Sewer and Drainage Easement to Metropolitan Government if Nashville and Davidson County of record in Book 6870, Page 773, in the Register's Office for Davidson County, Tennessee.
- Property Standards Order for Demolition or Removal of Structure, recorded on January 28, 2020 of record in Instrument Number 20200128-0010120, 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: **518 Yokley Dr & 520 Yokley Dr, Nashville, Tennessee 37207**.

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 shall be applicable to all genders.

Witness my/our hand(s) this the 18th DAY OF NOVEMBER, 2020.

Ronnie Williams

Angela Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONNIE 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 18th of November, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA 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 18th of November, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212