PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

~~120 ANDERSON LANE~~

HENDERSONVILLE, TN 37075

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$260,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Ernestine Williams	Lincoln Home Loans, LLC	058-10-0-025.00
(NAME)	(NAME)	
4316 Golden Hills Drive	40 Burton Hills Blvd., Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20203810

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **William W. Head and wife, Doris J. Head**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ernestine Williams, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 63 on the plan of Gold Key Addition, Section II, as of record in Plat Book 5050, page 13, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to William W. Head and wife, Doris J. Head by Warranty Deed from Cumberland Builders, Inc., dated July 15, 1983 and filed of record in Book 6099, page 978, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 4316 Golden Hills Drive, Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch# 575786 **DEEDWARR**
02/23/2021 01:04:09 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20210223-0022132

Witness my hand this 10th day of February, 2021

William W. Head

Doris J. Head

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William W. Head and Doris J. Head, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th of February, 2021.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY