RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115237

Karen Johnson Davidson County
Batch# 599733 **DEEDWARR**
03/25/2021 09:13:05 AM 2 pgs
Fees: $13.00 Taxes: $1,579.90

20210325-0039200

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

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
David Patrick Foley and Laurencia E. Foley 664 Williamsport Court Nashville, TN 37221	CapStar Bank 2002 Richard Jones Rd, Ste 300-A Nashville, TN 37215	128-03-0B-017.00 CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Twenty Seven Thousand and 00/100 Dollars ($427,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LIESEL NIXON, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DAVID PATRICK FOLEY AND LAURENCIA E. FOLEY HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING known and designated as Lot No. 17, on the Final Plat of Williamsport Subdivision, Section One, a residential Planned Unit Development, of record in Plat Book 7900, pages 628 and 629, and on the Resubdivision of Lots 17 and 18, Williamsport Subdivision, Section One on record in Book 8250, page 335 Said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Liesel Nixon from Jason Nixon, by Quitclaim Deed dated 02/27/2014 and recorded 03/17/2014 in Instrument No. 20140317-0021937, Register's Office of said County.

Being the same property conveyed to Jason Nixon from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, by Special Warranty Deed dated 01/05/2011 and recorded 02/08/2011 in Instrument No. 20110208-0011052, Register's Office of said County.

The address of the herein described property is believed to be 664 Williamsport Court, Nashville, TN 37221, 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 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(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 10th day of March, 2021.

LIESEL NIXON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Liesel Nixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of March, 2021.

Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022