Karen Johnson Davidson County
Batch# 655303 DEEDWARR
06/11/2021 12:28:28 PM 2 pgs
Fees: $13.00 Taxes: $536.50
20210611-0079046

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $145,000.00 Affiant Subscribed and sworn to before me This 7th day of June 2021. Notary Public My Commission Expires: May 5, 2025

ERIC C ROUSE II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
Keith Williams 4814 Gillespie Drive, Antioch TN 37013	New Owner 375 Crestmont Drive San Francisco, CA 94131	14814029600

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of One Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Reginald E. Minter**, an unmarried person, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Keith Williams, an unmarried person,** (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 70B on the Plan of Haywood Forest, Section Three, as of record in Book 5800, Page 220, Register's Office for Davidson County, Tennessee, the said Lot No. 70B being the westerly portion of Lot No. 70 of said Subdivision more particularly described as follows:

SAID Lot No. 70B fronts 48.14 feet on the southerly side of Gillespie Drive and runs back 141.77 feet on the easterly line and 140.82 feet on the westerly line to a rear line measuring 10.27 feet thereon.

Being the same property conveyed to Reginald E. Minter by deed from David Roy Henley and Donna Anne Henley dated May 30, 2008, and recorded June 24, 2008 in Instrument 20080630-0067173, in the Official records of Davidson County, Tennessee.

This is improved property known as 4814 Gillespie Drive, Antioch TN, 37013.

This conveyance is subject to the following:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-CDE-21-4814

1. Taxes for 2021 and subsequent years, a lien not yet due and payable.
2. Subject to all matters on plat of record in Book 5200, page 245 and revised in book 5800, page 220, said register's office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 6 day of 7 2021.

Reginald E. Minter

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Reginald E. Minter, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 7th day of June 2021.

Notary Public

My Commission Expires: May 5, 2025

ERIC C. ROUSE II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY