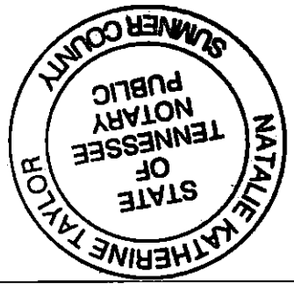
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 11/13/26
(AFFIX SEAL)

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).:
Carla L. Dillon	Carla L Dillon	64-15-A-38
(NAME)	(NAME)	
633 Sweetwater Circle	633 Sweetwater Cir	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220761

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, **Mark Williams** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Carla L. Dillon**, 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. 77 on the Plan of Revision One, Section One, Plantation Walk, of record in Book 7900, page 697, corrected in Book 9432, page 449, 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 Phyllis S. Williams by Warranty Deed from Phillips Builders, Inc., dated July 28, 1995 and filed of record in Book 9744, page 139, Register's Office for Davidson County, Tennessee. The said Phyllis S. Williams having died intestate on or about December 18, 2020, pursuant to Affidavit of Heirships of record in Instrument No. 20210621-0083043 and Instrument No. 20210621-0083044, said Register's Office, her sole heir at law being Mark Williams.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 7900, page 697, and corrected in Book 9432, page 449, Register's Office for said County; (b) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9231, page 719, Register's Office for Davidson County, Tennessee; and (c) Storm water detention agreement appearing of record in Book 9356, page 959, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 633 Sweetwater Circle, Old Hickory, TN 37138
(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# 844157 **DEEDWARR**
04/22/2022 10:42:23 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20220422-0046700

Witness my hand this 20th day of April, 2022

Mark Williams

Mark Williams

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mark 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 such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th of April, 2022.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075