

WARRANTY DEED

THIS INDENTURE, made and entered into this 26th day of June, 2020, by and between WILLIE M. WILLIAMS and wife, BLENNA WILLIAMS, parties of the first part, and DOUGLAS HUGHES, JR. and wife, JENNIFER HUGHES, parties of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said parties of the first part have bargained and sold and does hereby bargain, sell, convey and confirm unto the said parties of the second part, the following described real estate, situated and being in the City of Williston, County of Fayette, State of Tennessee:

Lot 1, Booker T. Lewis Subdivision of record in Plat Book 8, Page 94 in the Register's Office of Fayette County, Tennessee

Being the same property conveyed to Grantors herein by Warranty Deed of record as Instrument No. 09007036 in the Register's Office of Fayette, County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs, successors and assigns in fee simple forever.

And, the said parties of the first part do hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, subject to 2020 City of Williston taxes and 2020 Fayette County taxes, liens not yet due and payable; Subdivision Restrictions, Building Lines and Easements of record in Plat Book 8, Page 94 in the Register's Office of Fayette County, Tennessee; and that the title and quiet possession thereto they will warranty and forever defend against the lawful claims of all persons.

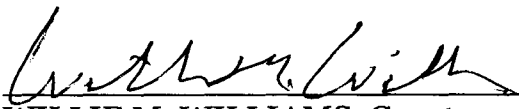
The word "party" as used hereby shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signatures of the said parties of the first part on the day and year first above written.

**FAYETTE COUNTY
TRANSFER**

AUG 03 2020

**MARK WARD
ASSESSOR OF PROPERTY**
BY Mark Ward


WILLIE M. WILLIAMS, Grantor


BLENNA WILLIAMS, Grantor

STATE OF TENNESSEE
COUNTY OF SHELBY

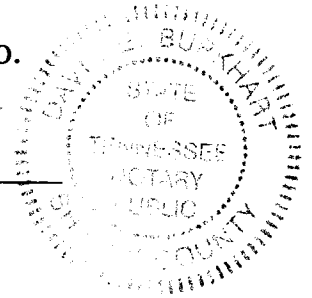
Personally appeared before me, the undersigned, a Notary Public of said County and State, WILLIE M. WILLIAMS and BLENNA WILLIAMS, Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of June, 2020.

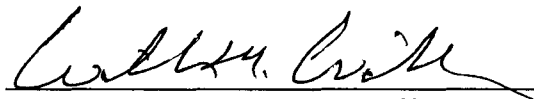
My Commission Expires:

March 13, 2022


Notary Public



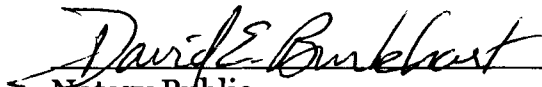
I, or we, hereby swear or affirm to the best of my, or our, knowledge, information and belief that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$65,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

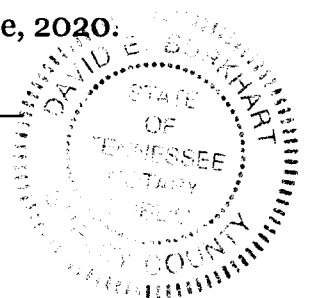

WILLIE M. WILLIAMS, Affiant

SUBSCRIBED AND SWORN TO before me this 26th day of June, 2020:

My Commission Expires:

March 13, 2022


Notary Public



THIS INSTRUMENT PREPARED BY:
DAVID E. BURKHART, ATTORNEY
1850 Poplar Crest Cove #200
Memphis, TN 38119

Property Address:
vacant land
Highway 193

Mail Tax Notices To:
Douglas Hughes, Jr./Jennifer Hughes
5761 Lillian Bend Drive
Arlington TN 38002

Owner's Name/Address:
Douglas Hughes, Jr./Jennifer Hughes
5761 Lillian Bend Drive
Arlington TN 38002

TAX PARCEL #127- -041.07

20005783

2 PGS:AL-WARRANTY DEED	
EDDIE BATCH: 106819	
08/03/2020 - 11:05 AM	
VALUE	65000.00
MORTGAGE TAX	0.00
TRANSFER TAX	240.50
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	253.50

STATE OF TENNESSEE, FAYETTE COUNTY
ED PATTAT
REGISTER OF DEEDS

Return to
CLOSETRAK
8046 N. Brother Blvd. #104
Bartlett, TN 38133