WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Paul L. Riggan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2003.

Jill Connors
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jill Connors
My Commission Expires
November 27, 2004

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul L. Riggan	Paul L. Riggan	103-4-290
(NAME) 206 Sentinel Drive	(NAME) P.O. BOX 158641	
(ADDRESS) Nashville, TN 37209	(ADDRESS) NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Walter Williams Jr. and Bobby S. Williams and Shelia J. Williams and Marvin Matthews, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul L. Riggan, 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:

BEING Lot No. 88 on the Map of Valley View Subdivision, Section 3, as of record in Book 2330, Page 148, Register's Office for Davidson County, Tennessee.

SAID Lot No. 88 fronts 68 feet on the easterly side of Sentinel Drive and runs back 187.6 feet on the north line and 184.2 feet on the south line to a dead line, measuring 42.6 feet thereon.

Being the same property conveyed to Walter L. Williams and wife, Gladys Williams by deed of record in Book 4517, page 10, said Register's Office. The said Walter L. Williams having died 07/22/92 and his wife, Gladys Williams having subsequently died on 03/19/02, intestate the Grantors named herein named herein being her sole surviving heirs-at-law.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 206 Sentinel Drive, Nashville, TN 37209
(House Number) (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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16th day of June, 2003.

Shelia J. Williams

Walter Williams Jr.

Marvin Matthews

Bobby S. Williams

Davidson County DEEDWARR
Recvd: 07/01/03 10:25 2pgs
Fees:13.00 Taxes:233.10

20030701-0090517

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter Williams, Jr., Bobby S. Williams, Sheila J. Williams and Marvin Matthews the bargainors, 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 and official seal at Nashville, Tennessee this 16th day of June, 2003.

Commission expires:



Jill Connors
My Commission Expires
November 27, 2004

Jill Connors

Jill Connors Notary Public