Davidson County DEEDWARR
Recvd: 05/05/04 15:08 2pgs
Fees:13.00 Taxes:1951.75

20040505-0051591

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $527,500.00

June H. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: 10-12-05

(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Emerson Lee Hart	SunTrust Mortgage, Inc.	104-16
1725 Linden Avenue	201 4th Avenue, N. 7th Floor	GROUP
Nashville, Tennessee 32712	Nashville, TN 37219	PARCEL 192

WARRANTY DEED

FOR AND IN CONSIDEATION of the sum of Five Hundred Twenty Seven Thousand Five Hundred Dollars and Zero Cents ($527,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, June H. Williams, Individually and as Trustee of the June H. Williams Revocable Trust u/a dated 9/14/1994 and I, Robley C. Williams, Jr., Individually and as Trustee of the Robley C. Williams, Jr. Revocable Trust u/a 9/14/1994, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Emerson Lee Hart and wife, Nicole Taylor Hart, 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 the easterly 5.0 feet of Lot No. 99, all of Lots Nos. 100 and 101 , and the easterly 5.0 feet of Lot No. 102 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights as of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 99, all of Lots Nos. 100 and 101 and part of Lot No. 102 front together 130.0 feet on the southerly side of Linden Avenue and run back 202.0 feet, more or less, on the easterly line and 202.5 feet on the westerly line, to an alley measuring 130.0 feet thereon.

BEING the same property conveyed to June H. Williams, Trustee of the June H. Williams Revocable Trust u/a dated September 14, 1994, and Robley C. Williams, Jr., Trustee of the Robley C. Williams, Jr., Revocable Trust u/a dated September 14, 1994, by Quitclaim Deed from Robley C. Williams, Jr. and wife, June H. Williams of record in Book 9563, page 967, Register's Office for Davidson County, Tennessee, and also being the same property conveyed to Robley C. Williams, Jr. and wife, June H. Williams by Installment Deed from J.R. & M Company, a partnership composed of James W. Stansell, Russell A. Stansell and Marvin W. Stansell, of record in Book 5084, page 45, said Register's Office.

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 and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 1725 Linden Avenue, Nashville, TN 37212

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, successors 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 29th day of April, 2004.

June H. Williams

June H. Williams, Individually and as Trustee of the June H. Williams Revocable Trust u/a dated 9/14/1994

Robley C. Williams Jr.

Robley C. Williams, Jr., Individually and as Trustee of the Robley C. Williams, Jr. Revocable Trust u/a dated 9/14/1994

STATE OF TENNESSEE)

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared June H. Williams and Robley C. Williams, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Trustees of the June H. Williams Revocable TUA dated 9/14/1994 and Robley C. Williams Revocable TUA dated 9/14/1994, respectively, the within named bargainors, and that they individually and as such Trustees, executed the foregoing instrument for the purposes therein contained, by signing individually and as Trustees.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2004.

Commission expires: 10-17-05

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee