WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/05 10:56 2 pgs
Fees:13.00 Taxes:629.00

20050908-0108075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RETURN TO: BOX 10-A
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Henry Crotty	American Home Mortgage	Map 132-16
(NAME)	(NAME)	
4732 Timbrehill Drive	246 Janata Drive, Suite 200	Parcel 20
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Lombard, IL 60148	
(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, I, **LAWRENCE WADE WILSON, EXECUTOR OF THE ESTATE OF ROBERT WEAKLEY WILSON JR.**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM HENRY CROTTY AND WIFE, SUZANNE H. CROTTY,** 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:

Land in Davidson County, Tennessee, being Lot No. 797 on the Plan of Caldwell Hall, Section XIII, of record in Plat Book 3300, page 66, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert W. Wilson, Jr. and wife, Mildred C. Wilson by deed dated July 11, 1962 from Andrew Ewing, Trustee, of record in Book 3613, page 295, said Register's Office. Mildred C. Wilson died vesting title solely in Robert W. Wilson, Jr. as the surviving tenant by the entirety. Robert W. Wilson, Jr. has since died. Lawrence Wade Wilson was appointed Executor of the Estate of Robert Weakley Wilson, Jr. under the Will of Robert Weakley Wilson, Jr. (Docket No. 05P-532) and was directed by said Will to sell subject property. Robert Weakley Wilson, Jr. was the same person as Robert W. Wilson, Jr.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 3300, page 66, said Register's Office; and (c) restrictive covenants of record in Book 1788, page 108, Book 3339, page 208 and Book 3435, page 35, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4732 Timberhill Drive, Nashville, TN 37211

(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 6th day of September, 2005.

The Estate of Robert Weakley Wilson, Jr.

By: _____

Lawrence Wade Wilson, Executor

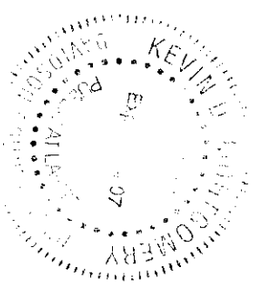
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lawrence Wade Wilson, the bargainor, 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 official seal at Nashville, Tennessee this 6th day of September, 2005.

Commission expires:



Notary Public