WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/08 14:31 3 pgs
Fees:18.00 Taxes:481.00

20080702-0068574

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2008.

Notary Public

MY COMMISSION EXPIRES: 8-3-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Williams	Churchill Mortgage Corp.	146-040-147.00
(NAME)	(NAME)	
4816 Timber Hill Dr.	761 Old Hickory Blvd. Ste 401	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(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,

Peter John Dallaire, married, and Betty Mathews, married, as beneficiaries and David Dallaire, married, as personal representative and beneficiary of the The Estate of Marsha D. Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Williams and Suzanne Williams,

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. 40 on the Plan of Section Two, Elysian Meadows Addition of record in Plat Book 2663, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frank E. Williams, Jr. and Marsha D. Williams by deed from Roger D. Myers and Almanda (Mandy) G. Myers dated January 28, 1987, of record in Book 7133, Page 337, in the Register's Office for Davidson County, Tennessee. Frank E. Williams, Jr. having since died on July 18, 2005 and title being vested in Marsha D. Williams as the sole remaining tenant by the entirety. Marsha D. Williams having since died on May 23, 2008 and title being vested in Peter John Dallaire and Betty Matthews, also known as Betty Mathews, as beneficiaries and David Dallaire as personal representative and beneficiary of the aforedescribed real property.

Upon oath, David Dallaire, Peter John Dallaire and Betty Mathews hereby warrant, covenant and certify that the aforedescribed real property is not their homestead as defined by Statue.

Betty Matthews is one and the same person as Betty Mathews.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as **4816 Timber Hill Dr., 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 my hand this 26th day of June, 2008.

Betty Mathews

David Dallaire, personal representative

David Dallaire

Peter John Dallaire

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 26th day of June, 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared David Dallaire, personal representative and beneficiary for The Estate of Marsha D. Williams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as personal representative for the estate of Marsha D. Williams, executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee this 26th day of June, 2008.

Commission expires: 1-20-2009

Lauren M Rickels STATE OF TN NOTARY PUBLIC Williamson County

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 26th day of June, 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared David Dallaire, 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 Brentwood, Tennessee this 26th day of June, 2008.

Commission expires: 1-20-2009

Lauren M Rickels STATE OF TN NOTARY PUBLIC Williamson County

Notary Public

STATE OF Washington

COUNTY OF Benton

I hereby certify that on this 27th day of June, 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared Peter John Dallaire, beneficiary for The Estate of Marsha D. Williams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as beneficiary for the estate of Marsha D. Williams, executed the within instrument for the purposes therein contained. Witness my hand and official seal this 27 day of June, 2008.

Commission expires: 9-24-2011

Notary Public
State of Washington
ELIZABETH ANN KLEIN
My Appointment Expires Sep 24, 2011

Notary Public

STATE OF

COUNTY OF

I hereby certify that on this 27 day of June, 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared Betty Mathews, beneficiary for The Estate of Marsha D. Williams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she, as beneficiary for the estate of Marsha D. Williams, executed the within instrument for the purposes therein contained. Witness my hand and official seal this 27 day of June, 2008.

Commission expires: 9-24-2011

Notary Public
State of Washington
ELIZABETH ANN KLEIN
My Appointment Expires Sep 24, 2011

Notary Public

STATE OF ALABAMA
COUNTY OF MARSHALL

I hereby certify that on this 30 day of JUNE, 2008, Personally appeared before me, the undersigned, a notary public in and for said State and County, Betty Mathews, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the within instrument as her free act and deed for the purposes therein contained. Witness my hand and official seal this 30 day of JUNE, 2008.

My commission expires: My Commission Expires July 28, 2010

Brian Walter Hester
Notary Public

