File No. 90967

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/23/09 14:46 4 pgs
Fees:23.00 Taxes:203.50
20091023-0098260

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Wanda Gail Frazier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 2-28-12

(AFFIX SEAL)

SUMNER COUNTY TENNESSEE NANCY L. ADAMS LARGE NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Jones	SAME	08203032300
(NAME)	(NAME)	
1119 Pennock Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Andrew Wesley Williams, Hilda Corinne Chambliss, and Wanda Gail Frazier, Devisees under the Last Will and Testament of Howard Walter Williams, Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan Jones, 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 No36 on the Map of Crutcher's Bros. Subdivision of a part of the Lucy H. Lindsley Property, as of record in Book 161, page 158, Register's Office for said County.

Said Lot No. 36 fronts 50 feet on the easterly side of Pennock Street and runs back between lines 154.8 feet on the north line and 154.2 feet on the south line to a dead line on which it measures 50 feet, more or less.

Being the same property conveyed to Howard W. Williams and wife, Geraldine E. Williams by deed from J. R. Olive and wife, Marian H. Olive, dated October 17, 1986 and recorded on October 24, 1986 in Book 7018, page 599, Register's Office, Davidson County, Tennessee. The said Geraldine E. Williams died on July 27, 2005 leaving Howard W. Williams as the surviving tenant by the entirety. The said Howard W. Williams died testate on March 10, 2009 devising said property as follows: 25% to Andrew Wesley Williams (brother); 25% to Hilda Corinne Chambliss (sister); and 50% to Wanda Gail Frazier. See Last Will and Testament of Howard Walter Williams, Jr. of record in Docket #09P564 in the Probate Court for Davidson County, Tennessee. Howard W. Williams and Howard Walter Williams, Jr. being one and the same person.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 1119 Pennock Avenue, Nashville, TN 37207

(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

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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 16th day of October, 2009.

Hilda C. Chambliss
Hilda Corinne Chambliss, Devisee

Andrew Wesley Williams, Sr.
Andrew Wesley Williams, Devisee

The Estate of Howard Walter Williams, Jr.
by: Wanda Gail Frazier, Executrix
Wanda Gail Frazier, Executrix

Wanda D. Frazier
Wanda Gail Frazier, Devisee

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hilda Corinne Chambliss, Devisee, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of October, 2009.

Commission expires: 2-28-12

Notary Public

SUMNER COUNTY, TENNESSEE
JANET L. ADAMS
NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Wesley Williams, Devisee, the bargainor(s), 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 this 16th day of October, 2009.

Commission expires: 2-28-12

Notary Public

SUMNER COUNTY, TENNESSEE
JANET L. ADAMS
NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wanda Gail Frazier, Devisee, the bargainor(s), 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 this 16th day of October, 2009.

Commission expires: 2-28-12

Notary Public

SUMNER COUNTY, TENNESSEE
JANET L. ADAMS
NOTARY PUBLIC AT LARGE

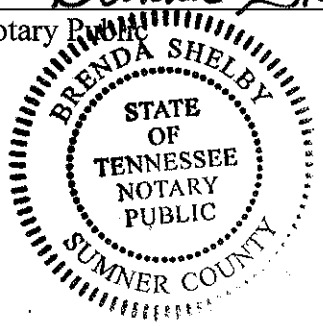
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wanda Gail Frazier, Executrix for The Estate of Howard Walter Williams, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of October, 2009.

My Commission Expires:
9-19-11

Brenda Shelby
Notary Public



Certificate of Authenticity

I, **G. Miller Hogan, II**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Kimberly P. Hurst**, a notary public for this county and state, **G. Miller Hogan, II**, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed on this 23rd day of October, 2009.

Notary's Signature

KIMBERLY P. HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

MY COMMISSION EXPIRES: 5-2-2011