6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$196,200.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Kipp Williams	**Tennessee Bank & Trust**	**83-1-357**
(NAME)	(NAME)	
1128 Sharpe Avenue	**330 Mayfield Drive, Ste C-6**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Franklin, TN 37067**	
(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, **Gabriel Fairchild, and Audra Fairchild, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Kipp Williams, and Jessica Campbell Williams, husband and wife**, 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. 21 on the Map of JB Hancock's Addition to East Nashville as of record in Book 57, Page 133, said Register's Office of Davidson County, Tennessee.

Said Lot No. 21 fronts 50 feet on the southerly side of Sharpe Avenue, running back139.01 feet on the west line and 137.92 feet on the east line to an alley and shows 50 feet on said alley.

Being the same property conveyed to Gabriel Fairchild, and Audra Fairchild, husband and wife by deed dated September 14, 2007 from Dorothy Darnell, an unmarried person of record in Instrument No. 20070918-0111446, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as **1128 Sharpe Avenue, Nashville, TN 37206**

(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.

BILL GARRETT, Davidson County
Trans:T20100018304 DEEDWARR
Recvd: 03/29/10 14:50 2 pgs
Fees:13.00 Taxes:725.94

20100329-0023414

Witness our hands this **26th day of March, 2010**.

GFD

Gabriel Fairchild

A-FD by GFD

Audra Fairchild
By: Gabriel Fairchild, as Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Gabriel Fairchild** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 26th day of March, 2010.

Commission expires: May 6, 2013

I. Dyke Tatum — Notary Public

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Gabriel Fairchild** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Attorney-In-Fact**, by **Power of Attorney** on behalf of **Audra Fairchild,** and to be person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 26th day of March, 2010.

Commission expires: May 6, 2013

I. Dyke Tatum — Notary Public

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN