WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110045793 DEEDWARR
Recvd: 07/28/11 11:21 2 pgs
Fees:13.00 Taxes:122.10
20110728-0057790

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2011.

Notary Public 3-3-14

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:MAP	PARCEL NUMBERS
Charles E. Walker	Charles E. Walker	07310004100
(NAME) 86 Thompson Lane	(NAME) 86 Thompson Lane	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, CONNIE REGULI, ATTORNEY FOR THE ESTATE OF JAMES WILLIAMS, DECEASED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES E. WALKER, an unmarried man, HEREINAFTER CALLED THE GRANTEE, HIS 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. 47 on the Plan of Moss Rose Estates, of record in Book 4860, Page 112, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to James Williams by Warranty Deed from Robert R. Clark and wife, Gina R. Clark which deed is dated May 4, 1998 and recorded May 6, 1998 in Book 10915, Page 804 in the Register's Office for Davidson County, Tennessee. The said James Williams having since died. See Order of The Probate Court of Davidson County at Nashville, Tennessee, Case No. 10P 1320 approving Contract For Sale of Property and directing Connie Reguli, Attorney to execute all documents necessary to perfect sale and transfer property including warranty deed.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2011 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF MOSS ROSE ESTATES OF RECORD IN BOOK 4860, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 5039, PAGE 359, AMENDED IN BOOK 5138, PAGE 645; BOOK 5311, PAGE 345 AND BOOK 5910, PAGE 336, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 2625 Morganmeade Drive, Nashville, TN 37216
(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 25th day of July, 2011.

ESTATE OF JAMES WILLIAMS, deceased

By: Kathy estate

Connie Reguli, Attorney for Estate of
James Williams, deceased
By Order of The Probate Court of Davidson
County, Nashville, Tennessee Case No. 10P 1320

STATE OF TENNESSEE

COUNTY OF Williamson

On this 25th day of July, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Connie Reguli, Attorney for the Estate of James Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Deanie L. Gregory
Notary Public, Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115