03

Bally Title

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$120,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **8/31/2011** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110055102 DEEDWARR
Recvd: 09/06/11 15:11 2 pgs
Fees:13.00 Taxes:444.00
20110906-0068965

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-41-20

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

541 North Mt. Juliet Road, Suite 2201A , Mt. Juliet, TN 37122

File #**11-0145**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby E. Gotto	**ACCESS NATIONAL MORTGAGE**	**095-08-0-139.00**
(NAME) **2552 Woodberry Drive**	(NAME) **1800 ROBERT FULTON DR., #350**	
(ADDRESS) **Nashville,TN 37214**	(ADDRESS) **RESTON, VA 20191**	
(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, **Gail Wills Brown, Terry Hugh Wills, Joanne Wills Farlow and Linda Wills Vaupel,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bobby E. Gotto,** 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 39, WOODBERRY PARK, as shown on plat of record in Plat Book 2133, Pages 117, 118 and 119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Mayfair Homes, Inc. to John R. Wills, Jr. and wife, Alice T. Wills as recorded on the 27th day of March, 1956 in Deed Book 2497, Page 623, in the Register's Office of Davidson County, Tennessee. The said John R. Wills, Jr. having since died on September 19, 1976 vesting said property to Alice T. Wills (aka Alice Annelle Terry Wills). The said Alice T. Wills having died on September 19, 2008, vesting property to her children according to the Last Will and Testament of Annelle Terry Wills (aka Alice T. Wills), and filed as Case Number 08P-1702 in the Probate Court for Davidson County, Tennessee; and further by Executor's Quitclaim Deed from Gail Wills Brown and Terry Hugh Wills, Personal Representatives of the Estate of Alice Annelle Terry Wills to Gail Wills Brown, Terry Hugh Wills, Joanne Wills Farlow and Linda Wills Vaupel as recorded on the 10th day of February, 2010 in Instrument No. 20100210-0010551, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2552 Woodberry Drive, Nashville, TN 37214**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parçel 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **31st** day of **August, 2011**.

Gail Wills Brown

Gail Wills Brown

Terry Hugh Wills

Terry Hugh Wills

Joanne Wills Farlow

Joanne Wills Farlow by Terry Hugh Wills, Attorney in Fact

By: Terry Hugh Wills, As Attorney In Fact

Linda Wills Vaupel

Linda Wills Vaupel by Terry Hugh Wills, Attorney in Fact

By: Terry Hugh Wills, As Attorney In Fact

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Gail Wills Brown and Terry Hugh Wills**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **31st** day of **August, 2011**.

NOTARY PUBLIC

HUGH B. SHOULDERS JR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

My Commission Expires: 7/14/2013

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Terry Hugh Wills, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Joanne Wills Farlow, and who acknowledged that he/she executed the same as the free act and deed of the said Joanne Wills Farlow, by virtue of a Power of Attorney, duly executed and appearing of record at Instrument Number 20110906-0068964, said Register's Office..

Witness my hand and official seal this 31st day of August, 2011.

NOTARY PUBLIC

HUGH B. SHOULDERS JR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

My Commission Expires 7/14/2013

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Terry Hugh Wills, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Linda Wills Vaupel, and who acknowledged that he/she executed the same as the free act and deed of the said Linda Wills Vaupel, by virtue of a Power of Attorney, duly executed and appearing of record at Instrument Number 20110906-0068963, said Register's Office..

Witness my hand and official seal this 31st day of August, 2011.

NOTARY PUBLIC

HUGH B. SHOULDERS JR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

My Commission Expires 7/14/2013