WARRANTY DEED

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,931.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 12-10-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Evelyn Conrad	Peoples Home Equity, Inc	147-11-60
(NAME)	(NAME)	
516 Leeanne Drive	150 N. Seven Oaks Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37922	
(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, I, Samuel P. Williams, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelly Evelyn Conrad, an unmarried woman, 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. 431, on the Plan of Whispering Hills, Section IIC, as of record in Book 2663, Pages 66 and 67, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Susan W. Carson, unmarried, by Warranty Deed from Roy S. Jones and wife, Lynn Jones, dated May 30, 1996, of record in Book 10073, Page 519, said Register's Office. The said Susan W. Carson having since died on January 6, 2011, leaving as her only heir at law, Samuel P. Williams, as set forth in Probate Case #11P313 in the Seventh Circuit Court for Davidson County, Tennessee.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

Subject to all matters as shown on Plan of Whispering Hills of record in Book 2663, Page 66 & 67, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 516 Leeanne Drive, 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.

BILL GARRETT, Davidson County
Trans:T20110056577 DEEDWARR
Recvd: 09/13/11 08:31 2 pgs
Fees:13.00 Taxes:517.74
20110913-0070809

Witness my hand this 8th day of September, 2011.

Samuel P. Williams, Individually

Samuel P. Williams, Administrator for the Estate of
Susan Diane Williams Carson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel P. Williams, 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 Franklin, Tennessee this 8th day of September, 2011.

Commission expires: 03-14-15

Notary Public

NOTARY PUBLIC BARROW COUNTY GEORGIA BRIDGETT MCCOY MY COMMISSION EXP MARCH 14 15

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STATE OF TENNESSEE

COUNTY OF WILLIAMSON Gwinnett

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Samuel P. Williams with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Administrator of the Estate of Susan Diane Williams Carson and that he as such of Administrator executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 8th day of September, 2011.

Commission expires: 03-14-15

Notary Public

BRIDGETT MCCOY MY COMMISSION EXP MARCH 14 2015 BARROW COUNTY GEORGIA NOTARY PUBLIC

Return To:
Bell & Alexander Title Services
8110 Isabella Lane Ste. 200
Brentwood, TN 37027