BILL GARRETT, Davidson County
Trans: T20110070487 DEEDWARR
Recvd: 11/08/11 11:06 2 pgs
Fees: 13.00 Taxes: 980.50
20111108-0087282

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
~~Brentwood, TN 37027~~
615-377-3319

(2)

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

'ATE OF Tennessee
)UNTY OF Davidson
E ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS
EATER, FOR THIS TRANSFER IS ~~$275,725.00~~ $265,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF October, 2011.

Notary Public

MY COMMISSION EXPIRES: March 18, 2014
(AFFIX SEAL)

WARRANTY DEED

G-VRES-11-1413

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Layne Minshall	New Owner	
1413 Fatherland Street	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		83-13-295.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT KING WILLIAMS, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSHUA LAYNE MINSHALL AND CASEY ELIZABETH MINSHALL, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs and assigns, that 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. 90, BLOCK I, IN THE DIVISION OF THE HOME PLACE OF ELIZA M. LINDSLEY, DECEASED, AS OF RECORD IN PLAN BOOK 2, PAGE 92, RECORDS OF CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ROBERT KING WILLIAMS, AN UNMARRIED MAN BY WARRANTY DEED FROM B. I. G. DEVELOPMENT, INC., RECORDED ON THE 2ND DAY OF MAY, 2003 IN INSTRUMENT NO. 20030502-0058940, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2, PAGE 92 CHANCERY COURT FOR DAVIDSON COUNTY; EASEMENT OF RECORD IN INSTRUMENT NO. 20020308-0029384 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1413 Fatherland Street, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 26th day of October, 2011.

Robert King Williams

Robert King Williams by Lisa Servais,
Attorney in Fact

by Lisa Servais
Attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of October, 2011, before me personally appeared Lisa Servais to me known (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the within instrument on behalf of Robert King Williams for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Robert King Williams, and is authorized by Robert King Williams to execute this instrument on his behalf.

Witness my hand and official seal, this the 26th day of October, 2011.

Mary Frances Rudy

Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903