BILL GARRETT, Davidson County
Trans:T20120082253 DEEDWARR
Recvd: 10/30/12 09:20 2 pgs
Fees:13.00 Taxes:421.80

20121030-0099213

BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,000.00

Affiant

Subscribed and sworn to before me this 26th day of October, 2012.

Notary Public

My commission expires: 1-9-16

(Notary Stamp)

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ellen L. Warshaw	SWBC MORTGAGE ~~New Owner~~	**Map\Parcel: 094-02-0-199.00**
1902 Electric Avenue	9311 San Pedro #100	
Nashville, TN 37206	San Antonio, Tx 78216	

FOR AND IN 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 ACKNOWLEDGE, WE,

Linda F. Williams, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ellen L. Warshaw

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 the easterly 50 feet of Lots Nos. 83, 84 and 85 in the United Electric Railway Subdivision, a plan of which is recorded in Book 161, Page 8, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 83, 84 and 85 fronts 50 feet on Electric Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Edward Kleinert and wife, Elizabeth Kleinert by Installment Deed from Mack D. Flatt, Sr., of record in Book 5610, Page 374, dated June 9, 1980, Register's Office for Davidson County, Tennessee. Said property was conveyed by Quitclaim Deed to Linda F. Williams, of record in Instrument No. 20041013-0123363, dated October 12, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 161, Page 8, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1902 Electric Avenue, Nashville, TN 37206.

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 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.

Witness my/our hand(s) this 26th day of October, 2012.

Linda F. Williams

Linda F. Williams

**This is investment property and has never been used as the marital residence of the grantor.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Linda F. Williams , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of October, 2012.

Notary Public

My Commission Expires: 9/23/13



File #: **120965RX**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027