BILL GARRETT, Davidson County
Trans:T20130040657 DEEDWARR
Recvd: 05/15/13 15:47 3 pgs
Fees:18.00 Taxes:925.00
20130515-0049155

MICHAEL PERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON_

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Brandy Gomez
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 2013.

NOTARY PUBLIC

My Commission Expires: 8/23/16

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jimmy N. Williams and Matthew S. Huffman 1104 Stratton Avenue Nashville, TN 37206	Jimmy N. Williams and Matthew S. Huffman 1104 Stratton Avenue Nashville, TN 37206	083-05-0-446.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

KATHERINE R. WATSON, JEANNE ELLEN GRAHAM, MELINDA FLEMING AND RHONDA SCHREMMER

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JIMMY N. WILLIAMS AND MATTHEW S. HUFFMAN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 75 feet of Lot 13 on the Plan of the Subdivision of the Calvin Davis Lot, part of Block "B" in F.O. Beazley's Plan of Lots, as of record in Book 57, page 85, said Register's Office. Said easterly portion of Lot 13 fronts 75 feet on the southerly side of Stratton Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to JOSEPH H. RUTHERFORD AND WIFE, MARY CALL RUTHERFORD, by deed from CATHERINE B. RUTHERFORD, KATHERYN R. CROCKETT, AMY E. RUTHERFORD, FRANK D. RUTHERFORD, JEANNE R. DEMARCO AND DAVID C. RUTHERFORD, of record in Book 6289, Page 863,

dated April 2, 1984, said Register's Office. Also being same property conveyed to JOSEPH H. RUTHERFORD AND WIFE, MARY CALL RUTHERFORD, by Quitclaim Deed from Paul Alfred Rutherford, of record in Book 6398, page 200, dated October 4, 1984, said Register's Office. JOSEPH H. RUTHERFORD died on June 12, 2006, leaving MARY DELLA RUTHERFORD as the surviving tenant by the entirety. MARY DELLA RUTHERFORD died testate on August 15, 2007, devising said property to MELINDA FLEMING, JEANNE ELLEN GRAHAM, RHONDA SCHREMMER AND KATHERINE R. WATSON by will of record in Docket No. 07P-1360, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. For further reference see Affidavit of Inheritance of Real Estate of record in Instrument No. 20081112-0111727, said Register's Office.

This improved property is known as 1104 Stratton 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, their heirs and assigns, forever. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 11th day of May, 2013.

Katherine R. Watson
Katherine R. Watson

Jeanne Ellen Graham
Jeanne Ellen Graham

Melinda Fleming
Melinda Fleming

Rhonda Schremmer
Rhonda Schremmer

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Katherine R. Watson, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of May, 2013.

JEFF SHOULDERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

Notary Public

My commission expires: JAN 6th 2014

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jeanne Ellen Graham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of May, 2013.

Notary Public

My commission expires: 01-6-2014

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Melinda Fleming, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of May, 2013.

Notary Public

My commission expires: 01-6-2014

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rhonda Schremmer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of May, 2013

Notary Public

My commission expires: 01-6-2014