WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130050919 DEEDWARR
Recvd: 06/17/13 15:56 2 pgs
Fees:13.00 Taxes:2186.70
20130617-0061849

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.
My Commission Expires MAY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $591,000.00

Dana Rowan Griscom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 7/6/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Griscom II Dana Rowan Griscom	Avenue Bank	116-9-38
(NAME) 5918 Post Road	(NAME) 209 10th Ave South Ste 250	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville TN 37203	
(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, **Wilson Carter Williams, Jr., Executor of the Estate of Caroline Griscom Williams, deceased**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James T. Griscom, II and Dana Rowan Griscom, husband and wife**, 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. 373 on the Plan of Hillwood Estates, Section 15,as of record in Plat Book 2900, page 117, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Wilson Carter Williams, Jr. and wife, Caroline G. Williams by Deed from Edward C. Scruggs, III, and wife, Kay Stahl Scruggs, dated 01/08/1962 and filed for record on 01/15/1962 in Book 3338, Page 85, Register's Office for Davidson County, Tennessee and further conveyed to Caroline Griscom Williams by Deed from Wilson Carter Williams, Jr., dated 10/22/1993 and filed for record on 12/06/1993 in Book 9177, Page 518, Register's Office for Davidson County, Tennessee.

The said Caroline Griscom Williams died testate on 08/6/2012. The testator's Last Will and Testament was admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee Probate Division under Docket #12P-1357. Pursuant to the terms of the aforesaid Will, specifically Article XI (Powers and Duties of the Executor and Trustee) Subsection B (Administration of Real Property), the Testator directed that all of her real property be administered as part of her probate estate and that her Executor be empowered to sell and convey said real property without the joinder of any beneficiary of her estate.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☒

This is improved ☐ property, known as **5918 Post Road, Nashville, TN 37205**
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind ourselves, my 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 hand this 14 day of June, 2013.

By: Wilson Carter Williams Executor
Wilson Carter Williams, Jr., Executor of the Estate of
Caroline Griscom Williams, deceased
of the Estate of Caroline Griscom Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilson Carter Williams, Jr., Executor of the Estate of Caroline Griscom Williams, the bargainor, 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 in his capacity as Executor for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14 DAY OF JUNE, 2013.

Commission expires: 7/6/2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public