BILL GARRETT, Davidson County
Trans:T20130066936 DEEDWARR
Recvd: 08/05/13 12:54 2 pgs
Fees:13.00 Taxes:678.95
20130805-0081687

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel No |
|---|---|---|
| BRYAN WICKS<br>7156 Bidwell Road<br>Joelton, Tennessee 37080 | Same | 02500002300 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBORAH SUE WILLIAMS, Sole Heir at Law and Devisee under the Last Will and Testament of JACK E. WILLIAMS, Deceased,** has this day bargained and sold, and does hereby transfer and convey unto the said **BRYAN WICKS, a married man,** the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by C.J. Carney, Surveyor, January 24, 1959, as follows:

Beginning on the easterly margin of Dry Creek Road at the northwest (erroneously referred to as northeast) corner of the property conveyed to C. A. McMurtry, by deed from C. A. Seaton and wife, as of record in Book 2875, Page 311; thence north 85° east 358 feet; thence north 3° east 1453 feet; thence north 54° west 333.3 feet; thence south 3° west 1526.3 feet; thence south 89° west 147 feet to the easterly margin of Dry Creek Road; thence with the same, south 21° east 162 feet to the beginning.

BEING the same property conveyed to JACK WILLIAMS AND WIFE, ROBBIE WILLIAMS by deed from ARTHUR LEON PRICE AND WIFE, DOROTHY SUE PRICE of record in Book 3974, Page 668, dated December 29, 1965, said Register's Office. ROBBIE WILLIAMS died on or about December 25, 2009, leaving JACK WILLIAMS as the surviving tenant by the entirety. JACK WILLIAMS died testate on or about March 23, 2013. He devised said property to DEBORAH SUE WILLIAMS by will of record in Docket No. 13P655, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater for this transfer is $183,500.00.
Subscribed and sworn to before me,
this 31 day of July, 2013.
My Commission Expires: 01/11/2017

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is improved property known as 421 Dry Creek Road, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 31 day of July, 2013.

Deborah Sue Williams
**DEBORAH SUE WILLIAMS**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **DEBORAH SUE WILLIAMS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 31 day of July, 2013.

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 01/11/2017