WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130067652 DEEDWARR
Recvd: 08/07/13 09:38 2 pgs
Fees:13.00 Taxes:925.00
20130807-0082649

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/3/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert H. Williamson	Robert H. Williamson	09609013100
(NAME)	(NAME)	
1053 Tulip Grove Road	1053 Tulip Grove Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael Henry Pate and James Barry Pate**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert H. Williamson and wife, Claudine D. Williamson**, hereinafter called the GRANTEE(S), their heirs and/or 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. 2 on the plan of Donelson Heights, of record in Plat Book 1424, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Included in the above description but expressly excluded therefrom is that conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4181, Page 544, said Register's Office.

Being the same property conveyed to James H. Pate and wife, Ruby Gentry Pate by Deed from James D. Moreland and wife, Mary Louise Moreland, dated 10/08/1955 and filed for record on 11/21/1955 in Book 2483, Page 471, Register's Office for Davidson County, Tennessee. AlsoBeing the same property conveyed to Ruby Gentry Pate by Deed from James H. Pate, dated 02/02/1962 and filed for record on 01/03/1964 in Book 3673, Page 117, Register's Office for Davidson County, Tennessee. The said Rubye Gentry Pate aka Ruby Gentry Pate died testate on 12/18/2012 devising subject property to James Barry Pate and Michael Henry Pate as evidenced by the Last Will and Testament of Rubye Gentry Pate filed in Docket No 13P213, in the Probate Court Clerk's Office for Davidson County.

All matters as set forth per Plat Book 1424, Page 35, said Register's Office. (property 1)

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and

Appurtenances of record in Book 6196, Page 504, said Register's Office. (property 1)

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 307 Donelson Pike, Nashville, TN 37214-3524
(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/or 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/or 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 29th day of July, 2013

Michael Henry Pate

James Barry Pate

State of Tennessee
County of Wilson

Personally appeared before me Michael Henry Pate and James Barry Pate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of July, 2013.

Notary Public
My Commission Expires: 5/3/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122