WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

William G. Wallis, Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2013

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William G. Wallis, Sr.	NEW OWNER	Parcel ID:
5209 Lake Ct.		13505005700
Brentwood, TN 37027		

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 acknowledged, we

Alice W. Jew Foundation

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
William G. Wallis, Sr., married
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. 63 on the Plan of Town Park Estates, as of record in Book 3300, Page 64 and 65, Register's Office for said County.

Said Lot No. 63 fronts 125 feet on the easterly side of Melvin Jones Drive and extends back 105.65 feet on the northwesterly line and 145.35 feet on the southeasterly line to a dead line in the rear, on which it measures 101.05 feet.

Being the same property conveyed to Alice W. Jew Foundation by Quitclaim Deed from Jack K. Byrd, Executor under the Will of Alice W. Jew, deceased, and Jack K. Byrd, Managing Trustee of the Alice W. Jew Foundation pursuant to the Last Will and Testament of Alice W. Jew, of record in Instrument 20000920-0093711, dated September 18, 2000, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 3400, Page 120, and amended in Book 3436, Page 43, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 64 and 65, said Register's Office; (3) Easement to AT&T in Book 1207, Page 484; Book 1224, Page 221; Book 2956, Page 630; and Book 3532, Page 353, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 302 Melvin Jones Dr., Nashville, TN 37217

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 we do covenant with 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.

BILL GARRETT, Davidson County
Trans:T20130069471 DEEDWARR
Recvd: 08/13/13 10:14 2 pgs
Fees:13.00 Taxes:231.25
20130813-0084775

Witness my hand this 8th day of August, 2013.

Alice W. Jew Foundation

BY: _____
Roger L. Proctor, Jr., Trustee

BY: _____
Leland D. Watts, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Roger L. Proctor, Jr. and Leland Watts with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the Trustees respectively of the Alice W. Jew Foundation, the within named bargainer, and that they, as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, at Nashville, Tennessee, on this the 8th day of August, 2013.

My Commission Expires: 8/23/16

_____
Notary Public

