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This instrument prepared by and after recording return to:

Bell Title, LLC
Mark Leedom, Atty.
1616 Westgate Circle
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20130076465 DEEDWARR
Recvd: 09/04/13 13:32 2 pgs
Fees:13.00 Taxes:407.22
20130904-0093205

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Lynda M. Wynkoop **96 McCall Street** **Nashville, Tn 37211**	**New Owner**	**133-4-36**

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That **Bethany Hook, Trustee for Kimberly K. Watson, and Kimberly K. Watson, individually,** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Lynda M. Wynkoop, unmarried** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 143 on the Map of Glencoe Acres, Section 1, of record in Book 1835, Pages 136-138, Register's Office of Davidson County, Tennessee.

Said Lot No. 143 fronts 96 feet on the northerly margin of Antioch Pike and extends back between lines 140.1 feet on the easterly line and 167.8 feet on the westerly line to a broken line in the rear, measuring 114.4 feet thereon.

Being the same property conveyed to Mollie P. Griggs, and T.P. Griggs and wife, Lois R. Griggs, by deed dated 1/13/67 of record in Book 4093, Page 109, Register's Office of Davison County, Tennessee. By quitclaim deed dated 6/6/83 of record in Book 6074, Page 634, Mollie P. Griggs, and T.P. Griggs and wife, Lois R. Griggs, conveyed the subject property to T.P. Griggs and wife, Lois R. Griggs, the said Mollie P. Griggs retaining a life estate interest therein. Mollie P. Griggs died in 1993 thereby extinguishing her life estate interest in said property. T.P. Griggs died on 11/8/94 leaving Lois R. Griggs as surviving tenant by the entirety. Lois R. Griggs died on 10/13 09. By Order of Probate Only of Will for Muniment of Title entered on 7/15/10, IN RE: Estate of Lois R. Griggs, No. 10P-1107, Seventh Circuit Court for Davidson County, Tennessee, a copy of which appears of record as Instrument No. 201007210057154, Register's Office of Davidson County, Tennessee, title to the property herein described was vested in Bethany Hook, Trustee for Kimberly K. Watson. Further reference made to Last will and Testament of Lois R. Griggs of record in Instrument No. 201007210057155, said Register's Office.

This conveyance is subject to taxes for the year 2013 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

This is improved property which bears the address of: 96 McCall Street, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the **30th** day of **July, 2013.**

Bethany Hook, TRUSTEE
Bethany Hook, Trustee for Kimberly K. Watson

Kimberly K. Watson
Kimberly K. Watson

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, **Bethany Hook, Trustee for Kimberly K. Watson, and Kimberly K. Watson,** the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee, on this **30th** day of **August, 2013.**

Notary Public

Commission Expires: _____

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

State of TENNESSEE
County of DAVIDSON

The actual consideration or value for this property (whichever is greater) is **$110,060.00**.

Sworn to and subscribed before me this **30th** day of **August, 2013.**

Affiant

Notary Public

My Commission Expires:

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015