BILL GARRETT, Davidson County
Trans:T20130082437 DEEDWARR
Recvd: 09/24/13 09:18 2 pgs
Fees:12.00 Taxes:0.00
20130924-0100154

NEW OWNER:
Rose M.L. Howard
1509 Saunders Avenue
Madison, TN 37115

SEND TAX BILLS TO AND WHEN RECORDED MAIL TO:
Rose M.L. Howard
1509 Saunders Avenue
Madison, TN 37115

THIS DOCUMENT PREPARED BY:
LaShawn A. Williams
L.A. Williams Law Firm, P.C.
1776 Yorktown, Suite 600
Houston, Texas 77056

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

The undersigned Grantor declares under penalty of perjury that the following is true and correct:

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **THE ESTATE OF LANCIE THOMAS ZIRKER**, GRANTOR hereby transfers to **ROSE M.L. HOWARD**, GRANTEE, the following described real property, to-writ:

> **BEING** Land in Davidson County, Tennessee, BEING Lot No. 73 on the Plan of Victory Heights, as of record in Book 6490, page 56, Register's Office for said County.
>
> **SAID** Lot No. 73 fronts 60 feet on the southerly side of Chickasaw Avenue and extends back between parallel lines 159.5 feet to a dead line.
>
> **BEING** the same property conveyed to Lancie Thomas Zirker (deceased) and wife, Josephine W. Zirker (deceased) in Nashville by Trustee's Deed of record in Book 7926, page 872, Register's Office for Davidson County, Tennessee.
>
> **BEING** the same property transferred by, then living – Lancie Thomas Zirker and wife, Josephine W. Zirker, (then deceased) by quitclaim deed instrument # 20120925-0087283, Register's Office for Davidson County, Tennessee to Rose M. L. Howard.
>
> **WHICH** is the same property Released from Deed of Trust recorded in Book 7326 at page 875, Instrument No 54600, and by Satisfaction/Release of Deed of record as Instrument No. 20130305-0022054.
>
> THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 710 CHICKASAW AVENUE, NASHVILLE, TENNESSEE, 37206.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever, in fee simple. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good and

lawful right to sell and convey the same and that the title thereto is free, clear, and unencumbered, except for any applicable taxes which are pro-rated.

We further covenant and bind our heirs and assigns and representatives to warrant and forever defend the title to said real estate to said Grantee, her heirs and assigns, against all lawful claims of all persons whomsoever.

WITNESS our hand and signature this 24 day of SEPT, 2013.

Rose M.L. Howard

Rose M.L. Howard
Administrator of **ESTATE OF LANCIE THOMAS ZIRKER**

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, the court appointed Administrator, ROSE HOWARD, of the ESTATE OF LANCIE THOMAS ZIRKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at office in the county of DAVIDSON, State of Tennessee, this 24 day of SEPT 2013.

PHILLIP M. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My commission Expires: 5-8-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 50.00
Rose M L Howard, Affiant
Subscribed and sworn before me this the
24 Day of Sept, 2013.
Faye Hill, Deputy Register