THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

BILL GARRETT, Davidson County
Trans:T20130083560 DEEDWARR
Recvd: 09/27/13 08:35 2 pgs
Fees:13.00 Taxes:186.48
20130927-0101455

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $50,400.00.

Mildred Westmoreland
Affiant

Subscribed and sworn to before me this the 24th day of September, 2013.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

My Commission Expires: 10-28-2015

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mildred Westmoreland 1027 Petway Avenue Nashville, Tennessee 37206	Same	Map 083-01-0 Parcel 239.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration the receipt of which is hereby acknowledged, **we, Clayton Gholson and wife, Martha Gholson, and Janet Drake,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mildred Westmoreland**, hereinafter called the Grantee, her 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, TN, being Lot No. 17 on the Plan of Petway's Subdivision of Lot No. 7 of the Hobson Lands, as of record in Plan Book 2, Page 42, Chancery Court of Nashville.

Said Lot No. 17 fronts 50 feet on the northerly side of Petway Ave. and runs back between parallel lines 246 feet, more or less, to an alley.

Being the same property conveyed to Clayton Gholson and wife, Martha Gholson, as tenants by the entireties, an undivided one-half interest; and to Gilbert Drake and wife, Janet Drake, as tenants by the entireties, an undivided one-half interest, by deed from Nancy Darnell and husband, Robert Darnell, and Janie Daniel, a widow, by deed of record in Book 11072, Page 719, Register's Office for Davidson County, Tennessee. The said Gilbert Drake having since died on December 9, 2007, survived by his wife, Janet Drake, thereby vesting in her as surviving spouse as a tenant by the entireties as to said one-half interest.

Prepared upon information furnished by the parties and without the benefit of title examination, title insurance or closing thereupon.

Subject to all matters set forth on the plan of record, applicable zoning ordinances, easements of record, building restrictions and all other matters of public record.

This is not the principal place of residence of the Grantors.

This is improved property known as 1027 Petway Avenue, Nashville, Tennessee 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs and assigns, forever; and we do covenant with the said GRANTEE 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, except as set forth above, 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, her heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this 24th day of September, 2013.

Clayton Gholson
CLAYTON GHOLSON

Martha Gholson
MARTHA GHOLSON

Janet Drake
JANET DRAKE

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 Clayton Gholson and wife, Martha Gholson, and Janet Drake, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 24th day of September, 2013.

NOTARY PUBLIC

My Commission Expires: 10-28-2015

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.