BILL GARRETT, Davidson County
Trans:T20140008317 DEEDWARR
Recvd: 02/05/14 10:21 2 pgs
Fees:13.00 Taxes:592.00
20140205-0010149

Return to:
Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

(2)

Prepared By & ~~Return To~~:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0412HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of January, 2014.

Notary Public
Commission Expires: 11-3-15

Address of New Owner	Send Tax Bills To:	Map & Parcel
Melissa Williams 1981 Tinnin Road Goodlettsville, TN 37072	Churchill Mortgage Corp 761 Old Hickory Blvd #400 Brentwood Tn 37027	007-00-0-119.00

WARRANTY DEED

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, I/WE,

Gary Carnahan, Executor of the Estate of Fred Bascum Carnahan, Jr., deceased

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melissa Williams and James G. Williams, wife and husband

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. 2 on the Resubdivision of the W. F. Hendricks Property, of record in Book 5060, Page 4, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the northerly margin of Tinnin Road, being the southeast corner of this Lot and the southwest corner of Lot No. 3; thence along said northerly margin North 80 degrees 00 minutes 04 seconds West, 172.00 feet to a point; thence leaving said margin and along the easterly margin of Lot No. 1, North 4 degrees 35 minutes 57 seconds East, 639.49 feet to a point; thence South 83 degrees 10 minutes 34 seconds East, 204.00 feet to a point; thence along the westerly margin of Lot No. 3, South 4 degrees 39 minutes 08 seconds West, 647.50 feet to the point of beginning.

BEING the same property conveyed to Fred B. Carnahan, Jr. and wife, Ann Carnahan (also known as Anne E. Carnahan), by Warranty Deed from Gary R. Carnahan and wife, Deborah L. Carnahan, dated 5/16/83 and recorded 5/19/83 in Book 6059, Page 235, Register's Office for Davidson County, Tennessee.

The said Ann Carnahan (aka Anne E. Carnahan) reportedly predeceased Fred B. Carnahan, Jr. (aka Fred Bascum Carnahan, Jr.), who has since died testate on 12/14/12. Pursuant to the Last Will and Testament of Fred Bascum Carnahan, Jr. filed 2/28/13 as Docket No. 13P-332 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Gary Carnahan has been appointed as Executor of the Estate of Fred B. Carnahan, Jr.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1981 Tinnin Road, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of January, 2014.

Gary Carnahan 2014

Gary Carnahan, Executor

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary Carnahan, Executor of the Estate of Fred Bascum Carnahan, Jr.** 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 30th day of January, 2014.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Kim Gillespie
Notary Public
My Commission Expires: 10-18-16

(Notary Seal)