Davidson County DEEDWARR
Recvd: 06/13/14 11:24 2 pgs
Fees:13.00 Taxes:555.00
20140613-0051805

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

This Warranty Deed prepared without the benefit of a survey or title examination. Preparer did not serve as Closing Attorney.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.

Tanya C. Starnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF ~~MAY~~ June, 2014.

MITZI LEE LOVELESS STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

Mitzi Loveless
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/26/15

ADDRESS OF NEW OWNER:
Zelda Williams
1300 Stratford Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
Zelda Williams
1300 Stratford Ave
NASHVILLE, TN 37216

PARCEL:
072 03 0 071.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KATHRYN W. GRIMM**, HEREINAFTER CALLED THE GRANTORS, HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO **ZELDA WILLIAMS,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEING THE WESTERLY 60 FEET OF LOT NO. 243 ON THE PLAN OF INGLEWOOD PLACE AS OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT 243 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF STRATFORD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES WITH THE EASTERLY MARGIN OF OXFORD STREET 205 FEET TO A DEAD LINE IN THE REAR MEASURING 60 FEET THEREON.

Being the same property as conveyed to Charles R. Grimm and wife, Kathryn W. Grimm, by Warranty Deed recorded on 12/22/1976 in Book 5099 at Page 461, Registers Office of Davidson County, Tennessee. Charles R. Grimm, deceased as of 12-28-2008.

This is unimproved _____ property
improved __X__ property known as 1300 Stratford Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said **ZELDA WILLIAMS**, 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 for (1) the lien of the 2014 real property taxes which shall be prorated and assumed by the Grantee herein; (2) easements, restrictions, and building setback lines of record in Book 332, page 101, in the Register's Office of Davidson County, Tennessee; and, we do further covenant and bind ourselves, our 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.

WITNESS OUR HANDS this 9 day of ~~May~~ June, 2014.

KWG AKA KGG

Kathryn W. Grimm AKA Kathryn E. Grimm
KATHRYN W. GRIMM AKA KATHRYN E. GRIMM

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Sheila A. Walker, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, KATHRYN W. GRIMM, AKA KATHRYN E. GRIMM to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal on this the 9th day of ~~May~~ June, 2014.

Notary Public

My Commission Expires: My comm. expires October 19, 2014

SHEILA A. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Sonya C. Starnes, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sonya C. Starnes
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Sonya C. Starnes, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mitzi Loveless
Notary Signature

My Commission Expires: 6/26/15

MITZI LEE LOVELESS
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY