WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140095814 DEEDWARR
Recvd: 12/23/14 08:42 2 pgs
Fees:13.00 Taxes:481.00

20141223-0117162

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 9, 2015

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerome A. Bagwell	New Owner	149-10-52
(NAME)	(NAME)	
5048 Pebble Creek Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Sharon W. Reynolds, Executrix of the Estate of Shearon Lee Williams**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerome A. Bagwell, an unmarried man**, 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. 93, on the plan of Oakwood Subdivision, Phase Six - Section One, as shown on plat of record in Plan Book 7900, Page 419, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shearon Williams, unmarried by Warranty Deed dated 05/28/1999 from Morton E. Williams and wife, Dorie Miranda Williams of record in Book 11501, Page 487, Register's Office for Davidson County, Tennessee and further conveyed to Fannye Denise Williams & Shearon Lee Williams by Quit Claim Deed dated 10/25/2005 from Shearon L. Williams of record in Instrument 200510260129168, Register's Office for Davidson County, Tennessee and further conveyed to Shearon Williams by Quit Claim Deed dated 06/21/2012 from Fannye Denise Williams of record in Instrument 201207020057737, Register's Office for Davidson County, Tennessee.

The said Shearon L. Williams (a/k/a Shearon Lee Williams and Shearon Williams) died testate on June 24, 2014 devising subject property to Sharon Williams Reynolds and Carmen Williams. Aforesaid property was directed to be sold as evidenced by the Last Will and Testament of Shearon L. Williams probated in the Seventh Circuit Court Probate Division under Docket No. 14P1360. Pursuant to the Order of the Probate Court, the Executrix, Sharon Williams Reynolds, was ordered to sell the real property if the estate was deemed to be insolvent.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 5048 Pebble Creek Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 9th day of December, 2014.

Sharon W. Reynolds, Executrix of the Estate of
Shearon Lee Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Sharon W. Reynolds, Executor of the Estate of Shearon Lee Williams, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument in her capacity as Executor of the Estate of Shearon Lee Williams for the purposes therein contained.

WITNESS my hand and seal this 9th day of December, 2014.

Notary Public
My Commission Expires: 7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015