This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1288**

BILL GARRETT, Davidson County
Trans:T20150000443 DEEDWARR
Recvd: 01/05/15 08:44 2 pgs
Fees:13.00 Taxes:425.50
20150105-0000528

WARRANTY DEED

THIS INDENTURE, made and entered into this **12/15/2014**, by and between **The Estate of John Clifton Williams,** parties of the first part, and **The Allison Burke & Steven G. Reed Family Trust, dated November 6, 2013,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Goodlettsville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County Tennessee, described as follows, to-wit:

Being Lot #157 on the Plan of Gatewood, Section 1, as of record in Book 3300, Pages 47-52, both inclusive, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot #157 fronts 160.6 feet on the southwesterly side of Marlin Avenue as measured around a curve, and extends back 160.3 feet on the northwesterly line and 179.8 feet on the southerly line to a point in the rear and is more or less triangular in shape.

Being the same property conveyed to John Clifton Williams and wife, Mable Goolsby Williams by deed from Alfred Tedeschi and wife, Helen June S. Tèdeschi, dated 05/14/1967, of record in Book 3972, page 650, Register's Office for Davidson County, Tennessee.

The said Mable Goolsby Williams having since died leaving John Clifton Williams as the sole surviving tenants by the entirety. John Clifton Williams has not re-married.

John Clifton Williams died on November 8, 2014 and by virtue of his Last Will & Testament in the Circuit Court of Davidson County, Tennessee, Docket No. 14P1941. Leaving as his heirs, Jerry C. Williams and Julia R. Ziegler. Jerry C. Williams was appointed executor.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **03312007200**

☒ Improved **129 Marita Avenue, Goodlettsville, TN 37072**

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Jerry C. Williams, Executor and individually

Julia R. Ziegler by Jerry Williams Attorney-in-Fact

The Estate of John Clifton Williams

Jerry C. Williams, Attorney in Fact

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Jerry C. Williams, Executor and individually of **The Estate of John Clifton Williams** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 15th day of December, 2014..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me personally appeared Jerry C. Williams, with whom I am personally acquainted, and who acknowledged he executed the within Warranty Deed for the purposes therein contained as the Attorney-in-fact for Julia R. Ziegler and that as said Attorney-in-fact he executed the within Warranty Deed for the purposes therein contained by signing the name of Julia R. Ziegler as his free act and deed.

Witness my hand and Notarial Seal this 15th day of December, 2014..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: The **Allison Burke** & Steven G. Reed, Family Trust, Dated November 6, 2013

and Address: **129 Marita Avenue, Goodlettsville, TN 37072**

Mail tax bills to PO Box 6036
San Jacinto CA 92021

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$115,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**
COUNTY OF **Davidson**

Subscribed and sworn to before me this 15th day of December, 2014..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY