BILL GARRETT, Davidson County
Trans:T20150000553 DEEDWARR
Recvd: 01/05/15 10:34 2 pgs
Fees:13.00 Taxes:636.40
20150105-0000689

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner Cnt

The actual consideration or value, whichever is greater, for this transfer is $172,000.00

Affiant

Subscribed and sworn to before me, this ~~16th~~ 19th day of December, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MIRIAM P. MIMMS	NEW OWNER	09205024500
2410 BLAIR BLVD		
NASHVILLE, TN 37212		

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 ACKNOWLEDGE, WE,

ANTHONY E. WILLIAMS, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MIRIAM P. MIMMS, A SINGLE WOMAN

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:

BEING LOT 71 ON THE PLAN OF COLLEGE HILL SUBDIVISION, SECTION II, OF RECORD IN BOOK 2133, PAGE 52, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 71 FRONTS 90 FEET ON THE SOUTH SIDE OF BATAVIA STREET AND EXTENDS BACK 106.1 FEET ON THE WESTERLY LINE AND 102.5 FEET ON THE EAST LINE TO A DEAD LINE ON WHICH IT MEASURES 94 FEET.

BEING THE SAME PROPERTY CONVEYED TO A. O. WILLIAMS and wife, MARION E., BY DEED FROM CALVIN L. MCKISSACK, DATED 09/29/1961 AND RECORDED ON 10/04/1961 IN BOOK 3283, PAGE 441, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MARION E. WILLIAMS HAS SINCE DIED ON FEBRUARY 15, 1998. A. O. WILLIAMS HAS SINCE DIED ON DECEMBER 20, 2007. ANTHONY E. WILLIAMS IS BENEFICIARY OF THE PROPERTY AS SOLE HEIR BY AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20150105-0000680 AND INSTRUMENT NO. * _____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALLISON WILLIAMS JOINS IN THIS CONVEYANCE TO TRANSFER ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: *20150105-0000687

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3603 BATAVIA ST, NASHVILLE, TN 37209.

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 in 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 my/our hand(s) this 16th day of December, 2014.

Anthony E. Williams

ANTHONY E. WILLIAMS

Anthony Williams as Attorney in Fact for Allison Williams

ANTHONY WILLIAMS AS ATTORNEY IN FACT FOR ALLISON WILLIAMS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, ANTHONY E. WILLIAMS, the within named Grantor(s), 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, at office, this 16th day of December, 2014.

Jana D. Drury

Notary Public

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 03-01-16

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ANTHONY WILSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of ALLISON WILLIAMS, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney recorded in Book _____, Page _____, in said Register's Office.

Witness my hand and official seal at office, this 16th day of Dec. 2014

Jana D. Drury

Notary Public

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 03-01-16