Davidson County	DEEDWARR
Recvd: 02/06/15 07:47	3 pgs
Fees:18.00 Taxes:425.50	
20150206-0011097	

WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wayne Williams	Wayne Williams	13302016500
(NAME)	(NAME)	
1315 Twin Springs Drive	1315 Twin Springs Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Peggy Brown Johnson, married and Charles Rex Brown, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Wayne Williams, 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 Lots Nos. 1 and 2 on the Plan of Airdrie Subdivision -"D", being a Re-Subdivision of Lots Nos. 93 to 102 of Airdrie Subdivision -"C" of record in Plat Book 843, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Gillespie Brown, a widow by Warranty Deed from Arnold H. Fricke and wife, Kathleen P. Fricke, of record in Book 2441, Page 579, Register's Office for Davidson County, Tennessee, dated July 21, 1955, and recorded on July 28, 1955.

The said Mary Gillespie Brown having since died on April 11, 2001 and by Affidavit of Heirship recorded on August 22, 2011, of record in Instrument No. 20110822-0064791, in the Register's Office for Davidson County, Tennessee, said property passed to Peggy Brown Johnson and Charles Rex Brown, as her only heirs at law.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein. The herein described property is not now nor ever has been the principal place of residence of the grantors herein.

unimproved ☐

This is improved ☑ property, known as 3124 Kinross Avenue, Nashville, TN 37211
(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 5th day of February, 2015.

Peggy Brown Johnson

by Charles Rex Brown, her Attorney in Fact

Charles Rex Brown

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 5th day of February, 2015, before me a Notary Public on and for said State and County, duly commissioned and qualified, personally appeared Charles Rex Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

Notary Public

My Commission Expires: 10-27-18

SUSAN BOOTH CHILBERG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Charles Rex Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Peggy Brown Johnson, acting as that person's agent and attorney in fact, and the Charles Rex Brown acknowledged that he executed the foregoing instrument as agent and attorney in fact for Peggy Brown Johnson for the purposes therein contained.

WITNESS my hand and seal, this 5th day of February, 2015.

Notary Public

My Commission Expires: 10-27-18

SUSAN BOOTH CHILBERG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).