This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 07/21/15 14:09 3 pgs
Fees:18.00 Taxes:452.70
20150721-0071494

WARRANTY DEED

THIS INDENTURE made and entered into this 16th day of July, 2015, by and between Joyce Joseph, married, and The Estate of Joe Luther Williams, Davidson County Probate Docket No. 12P1906, by Joyce Joseph, Administrator, parties of the first part, and Carl D. Todd, an unmarried man, party of the second part.

WITNESS: That for and in consideration of One Hundred Twenty Two Thousand, Three Hundred Fifty and no/100 Dollars ($122,350.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 225 on the Plan of Section II, Haynes Manor, as of record in Book 3700, Page 88, Register's Office for said County.
Said lot fronts 70 feet on the northerly side of Vanderhorst Drive and runs back between parallel lines, 135 feet to a dead line.

Being all or part of the same property conveyed to Joyce Joseph by Quit Claim Deed dated June 19th, 2015 of Record at Instrument No. 20150721-0071493 in the Register's Office of Davidson County, Tennessee. Joe L Williams last wife, Nina Williams, conveyed her interest to Joyce Joseph at Instrument No. 20090701-0061537 in said Register's Office, Tennessee.. Being previously conveyed to Joe L Williams and Willie Mai Williams. Willie Mai Williams, predeceased Joe L Williams leaving him as the remaining tenant by the entirety. Joe L Williams died without a will. His heirs were established by Affidavits of heirship at Instrument No's 20150721-0071490, 20150721-0071491, 20150721-0071492 in the Register's Office of Davidson County, Tennessee. **Seller warrants that this was not her primary residence**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record in the Register's Office of Davidson County, Tennessee; and I am do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, 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 the day and year first above written.

Joyce Joseph

The Estate of Joe Luther Williams
By Joyce Joseph, Administrator
The Estate of Joe Luther Williams, Davidson County Probate Docket No. 12P1906,
By: Joyce Joseph, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Joyce Joseph, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16 day of July, 2015.

Notary Public

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Joyce Joseph, Administrator , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16 day of July, 2015.

Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-1018

Property Owner & Address:

706 Vanderhorst Drive, Nashville, TN 37207

Tax Parcel No 05915015300

Property Address: 706 Vanderhorst Drive
Nashville, TN 37207

MAIL TAX BILLS TO: Peoples Home Equity, Inc.
5205 Maryland Way, Ste. 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $122,350.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 17th day of July, 2015.

Notary Public

My Commission Expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE