BILL GARRETT, Davidson County
Trans:T20150081303 DEEDWARR
Recvd: 09/24/15 09:54 2 pgs
Fees:13.00 Taxes:362.60
20150924-0097040

Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
File # 9828

WARRANTY DEED	State of Tennessee County of DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00 9/17/15 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of September, 2015 Notary Public MY COMMISSION EXPIRES: 7-6-19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William C Brabson Franklin D Brabson	Pinnacle Bank,	09110019600
(NAME)	(NAME)	
5500 Urbandale Ave.	150 3rd Avenue South Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE NOTARY PUBLIC

For and in 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, , **The Estate of Millie May White,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William C. Brabson, unmarried and Franklin D. Brabson, a married 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. 53 of Section 2, Urbandale as of record in Book 1835, Page 82, Register's Office for said County, described as follows:

Beginning on the northerly side of Urbandale Avenue, at the corner of Lots Nos. 53 and 54; thence with the line between said lots northwardly 125 feet to the corner of Lots Nos. 53, 54, 80 and 81; thence with the line between lots Nos. 53 and 81 eastwardly 55.5 feet to the westerly side of Conway Street; thence with said Street southwardly 105 feet to the beginning of a curve; thence around said curve with a radius of 20 feet to the northerly side of Urbandale Avenue, thence with said Avenue westwardly 35.5 feet to the beginning.

Being the same property conveyed to Ollie B. White and May B. White with Millie May White as remainder, by deed of record in Book 4387, page 272 Register's Office for Davidson County, Tennessee. Both Ollie B. White and May B. White predeceased The said Millie M. White. Mollie M. White having since died intestate as evidence by Probate File J5P658, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 5500 Urbandale Ave., Nashville, TN 37209
(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 my/our hands this 17th day of September, 2015.

Martha Tucker

The Estate of Millie May White, Personal Representative

State of Tennessee
County of Williamson

On this 17th day of September, 2015, before me, personally appeared Martha Tucker as Personal Representative of The Estate of Millie May White, to me known to be the person described in and who executed the foregoing instrument and who acknowledged the execution of same to be his/her act and deed.

IN WITNESS WHEREOF, I have hereunto set my hereunto set my hand and notarial seal.

Notary Public
My Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC

File No.: 9828