THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150085048 DEEDWARR
Recvd: 10/06/15 11:59 5 pgs
Fees:28.00 Taxes:1480.00
20151006-0101726

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is ~~$400,000.00~~ $425,000.00

Affiant

Subscribed and sworn to before me as of the 30 day of September, 2015.

Notary Public

My Commission Expires: 3/24/17

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Samim Garza and Allison Reed 4522 Yancey Drive Nashville, TN 37215	New Owner	130-16-0-050.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Johnson M. West, III AKA Johnson Manier West, III as Executor and Individually, Cultar J. Nordyke, Jr., and Nancy N. Dickerson a/k/a Nancy L. Dickerson**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Samim Garza and Allison Reed,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Yancey Subdivision of record in Plat Book 2330, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property and further described as follows:

Beginning at a point in the north terminus of Yancey Drive at the corner of Lots 6 and 7; thence with the line between Lots 6 and 7; thence with the line between said

lots, northerly 220 feet to a point; thence easterly 100 feet to a point; thence southerly 349.7 feet to the corner of Lot 8; thence with the line between Lots 7 and 8, westerly 158.3 feet to the east margin of Yancey Drive; thence with the margin of the same, northerly and north-westerly partly around a curve, 134.5 feet to the point of beginning.

Being the same property conveyed to J. Manier West and wife, Edna H. West by Warranty deed from Billy Taylor Sumner and wife, Mary Sue Sumner of record in Book 2909, page 125, Register's Office for Davidson County, Tennessee, dated May 26, 1959 and recorded on June 4, 1959. The said Edna H. West died July 16, 1998, leaving J. Manier West as tenant by the entirety. The said J. Manier West a/k/a J. Manier West, Jr. died testate on December 22, 2014, his estate and Last Will and Testament having been probated in Docket No. 15P157, in the Probate Court for Davidson County, Tennessee, devising said property to Johnson M. West, III as Executor and Individually, Cultar J. Nordyke, Jr., and Nancy N. Dickerson a/k/a Nancy L. Dickerson

Being also known as 4522 Yancey Drive Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Subject to all matters shown on the Plan of record in Plat Book 2330, Page 18, Register's Office for Davidson County, Tennessee.

2. The taxes for 2015 have been prorated at closing and are assumed by Grantee

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto as of the ___ day of September, 2015.

The Estate of J. Manier West, Jr.

By: J M West III EXECUTOR
Johnson M. West, III, Executor

J M West III
Johnson M. West, III, Individually

STATE OF California)
COUNTY OF Santa Barbara)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Johnson M. West, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this 29 day of September, 2015.

EMILY COTA
Commission # 2117362
Notary Public - California
Santa Barbara County
My Comm. Expires Jun 27, 2019

Emily M Cota
Notary Public

My Commission Exp. June 27, 2019

STATE OF California)
COUNTY OF Santa Barbara)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Johnson West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of The Estate of J. Manier West, Jr. the within named bargainor, and that he in such capacity, and on behalf of the said Estate, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal on this 29 day of September, 2015.

EMILY COTA
Commission # 2117362
Notary Public - California
Santa Barbara County
My Comm. Expires Jun 27, 2019

Emily M Cota
Notary Public

My Commission Expires: June 27, 2019

Nancy N. Dickerson

Nancy N. Dickerson a/k/a Nancy L. Dickerson.

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Nancy N. Dickerson a/k/a Nancy L. Dickerson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this 25th day of September, 2015.

Joshua Plante

Notary Public

JOSHUA PLANTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Exp. 5-6-19

Cultar J. Nordyke, Jr.

STATE OF Alabama)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Cultar J. Nordyke, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this 28 day of September, 2015.

Notary Public

My Commission Exp. 6/28/2018