398

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

BILL GARRETT, Davidson County
Trans:T20150087969 DEEDWARR
Recvd: 10/15/15 13:48 2 pgs
Fees:13.00 Taxes:4532.50
20151015-0104977

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57838
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brent Williams Rebecca Williams 2108 Hampton Avenue Nashville, Tennessee 37215	Owner

TAX MAP PARCEL NUMBERS: 11707001000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,225,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Equitable Trust Company, a Tennessee trust company, and David B. Graves, Jr., Co-Trustees,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Brent Williams and Rebecca Williams, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 40 on the Plat of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May ___, 1910, as follows:

Beginning on the northerly margin of Hampton Avenue at a point 940 feet east of the center line of 23rd Avenue South, said point being the southeast corner of the property conveyed to Walter E. Stegmeir, by deed from Loiette Hampton Hume, et al of record in Book 1021, page 183, Register's Office for said County; thence with said County; thence with said Stegmeir's easterly line northwardly 338 feet, more or less, to the southerly line of the property conveyed to T. H. Temple by deed from E. L. Hampton and wife, of record in Book 881, page 377, said Register's Office; thence with said Temple's southerly line eastwardly 125 feet; thence southwardly 338 feet, more or less, to the northerly margin of Hampton Avenue; thence with the said Avenue westwardly 125 feet to the beginning.

Being the same property conveyed to First American National Bank, Co Trustee by Warranty Deed from The Third National Bank in Nashville, Trustee, recorded on May 23, 2006, of record in Instrument No. 20060523-0060154, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20060523-0060155, said Register's Office, subject property was conveyed to Equitable Trust Company, a Tennessee trust company and David B. Graves, Jr., Co-Trustees. Equitable Trust Company and David B. Graves, Jr., are co-trustees of the Testamentary Trust for the benefit of Gloria Watson Graves created under the Will of Matilda Allison Porter dated July 30, 1950.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Taxes for 2015, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 11707001000. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4083, page 983, said Register's Office.

This is improved property, known as 2108 Hampton Avenue, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of October, 2015.

Equitable Trust Company, a Tennessee trust company, Co-Trustee

By: _____
W. Keith Keisling, Vice President

_____
David B. Graves, Jr., Co-Trustee

State of Tennessee

County of Davidson

On this 13th day of October, 2015, before me the undersigned authority, personally appeared W. Keith Keisling, to me known (or proved to me on the basis of satisfactory evidence) to be the Vice President of Equitable Trust Company, a Tennessee trust company, Trustee, the within named bargainor, a Tennessee trust company, and the execution of the foregoing instrument as such Trustee for the purposes therein contained, by signing the name of the trust company as Trustee.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____

_____
Notary

State of Tennessee

County of Davidson

On this 13th day of October, 2015, before me the undersigned authority, personally appeared **David B. Graves, Jr., Co-Trustee**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____

_____
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,225,000.00.

_____
Affiant

Sworn and subscribed before me this 13th day of October, 2015.

My Commission Expires: 5/8/18

_____
Notary

ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY, TN STATE OF TENNESSEE NOTARY PUBLIC