BILL GARRETT, Davidson County
Trans:T20150099952 DEEDWARR
Recvd: 11/24/15 12:35 2 pgs
Fees:13.00 Taxes:116.55
20151124-0119136

Box 14

27940-8 Box 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $31,500.00. Affiant Subscribed and sworn to before me, this the 20th day of November, 2015. Notary Public My commission expires: 5-8-18 (AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: Chris Philip Mary Maloney Philip	Send Tax Bills To: OWNER	Map-Parcel Numbers Map 038-00-0 Parcel 034.00
4184 Blue Berry Hill Rd.		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rosemary Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chris Philip and Mary Maloney Philip, husband and wife

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 the 13th Civil District of Davidson County, Tennessee, being Tract Four on the survey for Mr. J. T. Swafford, made by G. Barry Greer, Land Surveyor, dated April 12, 1971, revised April 16, 1971, and described in part according thereto as follows:

BEGINNING at a point in the westerly margin of Blue Berry Hill Road, said point being located at the most northerly corner of the property conveyed to Henry Steinmuss by deed from J. A. Highsmith and wife, of record in Book 3097, Page 233, Register's Office for said County; thence with said Highsmith's northwesterly line south 41° 00' West 602.25 feet to a corner of the property conveyed to Robert E. McClellan, Trustee, by deed from John A. McDonald, et al, of record in Book 4156, Page 282, said Register's Office; thence with said McClellan's northeasterly line; north 52° 00' West 115.5 feet (indicated in said McClellan's deed as north 38° East 115.5 feet) and north 81° 15' West 346.5 feet to the rear common corner of Tracts Three and Four, north 58° 00' east 940.0 feet, more or less, to a point on the westerly margin of Blue Berry Hill Road; said point being located southeasterly 954.0 feet along the southwesterly margin of Blue Berry Hill Road from the intersection thereof with the southeasterly line of said McClellan's property; thence with the westerly margin of Blue Berry Hill Road, southwardly 180.0 feet to the point of beginning, containing 4.4 acres, more or less.

BEING the same property conveyed to Edward L. Cotham and wife, Reta H. Cotham, by Deed dated August 2, 1972 from Joe T. Swafford and wife, Christine P. Swafford, of record in Book 4624, Page 526, Register's Office for DAVIDSON County, Tennessee. The said Reta Hamilton, formerly known as Reta H. Cotham, having quitclaimed to Edward L. Cotham, by Deed dated Auagust 14, 1984, of record in Book 6359, Page 167, said Register's Office. The said Edward L. Cotham having quitclaimed to Reta Hamilton, by Quitclaim Deed dated October 31, 1994, of record in Book 9514, Page 163, said Register's Office. The said Reta Hamilton having died intestate on June 14, 2008, and pursuant to Probate Case No. 08P-1238 filed August 4, 2008 in Probate Office of Davidson County, Tennessee, the subject property is vested in J. Mark Vaughn and Rosemary Williams, Co-Executors of the Estate of Reta Hamilton, deceased. The said J. Mark Vaughn and Rosemary Williams, as Co-Executors under the Will of Reta Hamilton, deceased, conveyed by Executor's Deed dated July 13, 2009 to Rosemary Williams, of record in Instrument No. 20090730-0071268, said Register's Office.

THIS instrument is being executed on behalf of Rosemary Williams, pursuant to a Power of Attorney executed by same on the ___ day of November, 2015, of record in Instrument No. 20151124-0119135, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following: 1) Subject to a right-of-way Deed of record in Book 2544, Page 415, Register's Office for Davidson County, Tennessee.

The property is not now nor ever has been the principal residence of Grantor or Grantor's spouse.

This is improved (____) Unimproved (__x__) property, known as **0 Blue Berry Hill Road, Nashville, TN 37218**

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 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 hand(s) this **20th** day of **November, 2015.**

Rosemary Williams by Houston Howell, attorney-in-fact

Rosemary Williams by Houston Howell, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of November, 2015 before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Houston Howell**, 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 Attorney-in-Fact for **Rosemary Williams** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Rosemary Williams**, for the purpose therein contained, by signing the name of **Rosemary Williams**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of **November, 2015.**

Anna Agee

Notary Public

My Commission Expires: 5-8-18

