# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/15 09:29 4 pgs
Fees:23.00 Taxes:370.00
20151228-0129600

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $100,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of December, 2015.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| John M. Williams | SAME | 060-03-0-025.00 |
| P.O. Box 1425 | | |
| Madison, TN 37116 | | |

**WITNESSETH:** That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Deborah Stroud Tomlinson, Dina M. Stillwell and James Stephen Stroud, heirs-at-law of The Estate of Carolyn Elaine Walker,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John M. Williams,** unmarried, his, heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 493 on the plan of Parkwood Estates, Section 3, of record in Book 3300, page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 493 fronts 75 feet on the westerly side of Brickdale Lane and extends back 126.7 feet on the northerly line and 127.4 feet on the southerly line to a dead line, measuring 75 feet thereon.**

**Being the same property conveyed to Johnny Elmer Walker and wife, Carolyn S. Walker, by deed from Gaines Home Building Corporation, on August 7, 1962, of record in Book 3428, page 95, Register's Office for Davidson County, Tennessee. The said Johnny Elmer Walker having died leaving property to Carolyn S. Walker by right of survivorship. Carolyn S. Walker died testate on August 27, 2015, a resident of Davidson County, Tennessee, and her Last Will and Testament, naming Deborah Stroud Tomlinson, Dina M. Stillwell and James Stephen Stroud as her sole heirs at law was admitted to probate by the Probate Court of Davidson County, Tennessee on December 3, 2015 at Cause No. 15P-1844.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3300, page 31, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3313, page 402, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3125 Brickdale Lane, Nashville, TN 37207**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this December 17, 2015.

Deborah Stroud Tomlinson

**Deborah Stroud Tomlinson**

STATE OF TN
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Deborah Stroud Tomlinson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 21, 2015

My commission expires 11-06-2017

Jeff Shoulders

Notary Public

JEFF SHOULDERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2017

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** our hands this December 17, 2015.

James Stephen Stroud

STATE OF Virginia
COUNTY OF Prince William

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Stephen Stroud,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 17, 2015

My commission expires 5/31/2017

Notary Public

SHIRLEY MARIE SMITH NOTARY PUBLIC REG # 7286198 MY COMMISSION EXPIRES 5/31/2017 COMMONWEALTH OF VIRGINIA

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** our hands this December 17, 2015.

Dina M. Stillwell 334-1196-5969-05

**Dina M. Stillwell**

STATE OF FLORIDA
COUNTY OF OSCEOLA

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dina M. Stillwell** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 17, 2015

My commission expires 04/22/2018

Lourdes M. Walker
Notary Public

Notary Public State of Florida
Lourdes M Walker
My Commission FF 115122
Expires 04/22/2018

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, Julie Coone, 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: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.