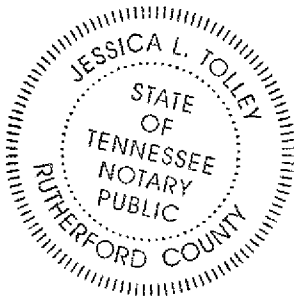
File No.: 15124624

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 12-16-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

Davidson County DEEDWARR
Recvd: 05/03/16 14:16 5 pgs
Fees:28.00 Taxes:554.63
20160503-0043608

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sandra L. Borah	SAME	082 04 0 116.00
(NAME)	(NAME)	
7027 Bethlehem Road		
(ADDRESS)	(ADDRESS)	
Springfield, TN 37172		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, **LaToya Williams, Roger Williams, Reginald Williams, Annabelle Bass, Gloria Alderson, Lucy Jackson, and Phyllis Talley, individually and as the Personal Representative of the Estate of Howard Williams**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sandra L. Borah**, hereinafter called the GRANTEE, her 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 the north 50 feet of Lot No. 128 on the Map of Sharpe and Crutcher's Addition of record in Book 57, page 82, in the Register's Office for Davidson County, Tennessee. Said part of said Lot No. 128 fronts 50 feet on the westerly side of North 6th Street and runs back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Gilbert M. Williams, a single person, by Installment Deed dated 07/15/1972 and filed for record on 04/24/1974 in Book 4808, page 880, of the Register's Office of Davidson County, Tennessee. The said Gilbert M. Williams died intestate on 07/17/1993, leaving Latoya Williams, Roger Williams, Reginald Williams, Howard Williams, Annabelle Bess, Lucy Jackson and Gloria Alderson as his surviving heirs-at-law, as evidence by Affidavit of Heirship of record in Instrument 20150623-0060038, as corrected by Scrivener's Affidavit of record in Instrument 20150914-0093255, said Register's Office. The said Howard Williams died testate on 02/17/2016, leaving Phyllis Talley as his sole beneficiary pursuant to the Last Will and Testament of Howard Williams of record in Docket # 16P612 in The Circuit Court of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat of record in Book 57, page 82, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1022 N 6th St., Nashville, TN 37207

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 2nd day of May, 2016.

LaToya Williams

By: Lucy Jackson
Lucy Jackson, Attorney-in-Fact

Reginald Williams

By: Lucy Jackson
Lucy Jackson, Attorney-in-Fact

Gloria Alderson

By: Lucy Jackson
Lucy Jackson, Attorney-in-Fact

Lucy Jackson

Roger Williams

By: Lucy Jackson
Lucy Jackson, Attorney-in-Fact

Annabelle Bass

By: Lucy Jackson
Lucy Jackson, Attorney-in-Fact

Phyllis Talley

Phyllis Talley, Personal Representative of the Estate of Howard Williams

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucy Jackson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she is the attorney-in-fact for LaToya Williams, and is authorized by her to execute this instrument in her behalf by virtue of an instrument of record in Instrument 20150922-0096214, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and seal this 2nd day of May, 2016.

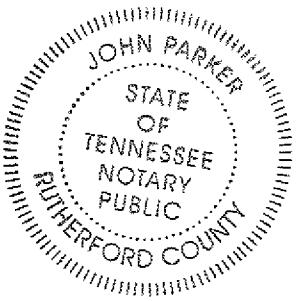
JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 11-18-17

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucy Jackson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she is the attorney-in-fact for Roger Williams, and is authorized by him to execute this instrument in his behalf by virtue of an instrument of record in Instrument 20150922-0096215, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and seal this 2nd day of May, 2016.

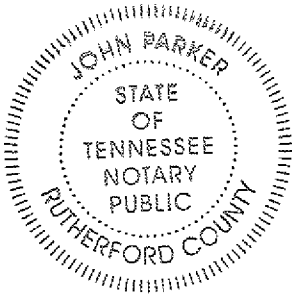


Notary Public
My Commission Expires: 11-18-17

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucy Jackson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she is the attorney-in-fact for Reginald Williams, and is authorized by him to execute this instrument in his behalf by virtue of an instrument of record in Instrument 20150922-0096213, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and seal this 2nd day of May, 2016.

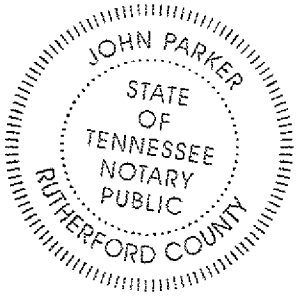


Notary Public
My Commission Expires: 11-18-17

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucy Jackson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she is the attorney-in-fact for Annabell Bass, and is authorized by her to execute this instrument in her behalf by virtue of an instrument of record in Instrument 20150922-0096217, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and seal this 2nd day of May, 2016.

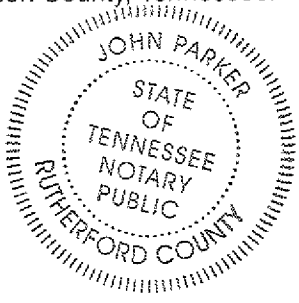


Notary Public
My Commission Expires: 11-18-17

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucy Jackson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she is the attorney-in-fact for Gloria Alderson, and is authorized by her to execute this instrument in her behalf by virtue of an instrument of record in Instrument 20150922-0096212, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and seal this 2nd day of May, 2016.

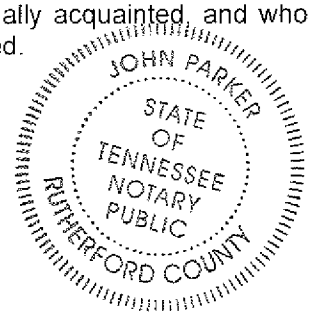


Notary Public
My Commission Expires: 11-18-17

State of Tennessee
County of Rutherford

Personally appeared before me Lucy Jackson with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of May, 2016.

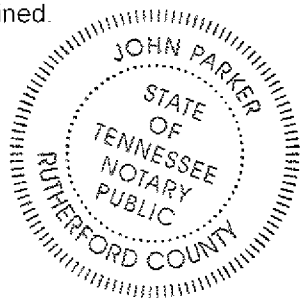


Notary Public
My Commission Expires: 11-18-17

State of Tennessee
County of Rutherford

Personally appeared before me Phyllis Talley with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of May, 2016.

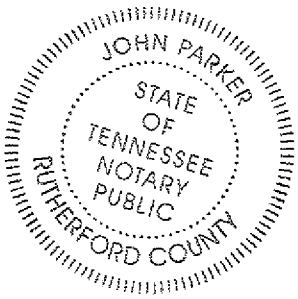


Notary Public
My Commission Expires: 11-18-17

State of Tennessee
County of Rutherford

Personally appeared before me Phyllis Talley, Personal Representative of the Estate of Howard Williams, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of May, 2016.



Notary Public
My Commission Expires: 11-18-17

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 15124624

True Copy Certification

I, John Parker, 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 Tennessee

County of Rutherford

Personally appeared before me, Jessica L Tolley, a notary public for this county and state, John Parker who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY