01288-31902

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160055844 DEEDWARR
Recvd: 06/30/16 10:29 2 pgs
Fees: 13.00 Taxes: 44.40
20160630-0066867

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan E. Huettig	New Owner	147-07-O-191.00
(NAME)	(NAME)	
14800 Old Hickory Blvd		
(ADDRESS)	(ADDRESS)	
Cane Ridge TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Portia Chaffin and Tionna Womack and Ricardo Dorris and Erin Dailey**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jonathan E. Huettig**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the Fifth Civil District of Davidson County, Tennessee, being Lot No. 37, on the Map showing Subdivision of Pritchett Land at Providence on Nolensville Pike, of record in Plat Book 421, Page 70, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to W. G. Battle by Warranty Deed from Mauvis Pratt King and husband, Herschel King, dated February 18, 1975 and recorded February 19, 1975 of record in Book 4890, Page 467, Register's Office for Davidson County, Tennessee. W.G. Battle died leaving Mary F. Battle, Willorine Alexander, Mildred J. Head and Birdie L. Battle as his sole heirs at law as evidenced by Affidavit of Heirship of record in Book 9479, Page 744, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary F. Battle by Quit Claim Deed from Willorine Alexander, Birdie L. Battle and Mildred J. Head, dated September 29, 1994 and recorded September 30, 1994 of record in Book 9479, Page 746, Register's Office for Davidson County, Tennessee. Mary F. Battle died testate on January 26, 2002 leaving the property in Trust for Portia Chaffin, Tionna Womack, Ricardo Dorris and Erin Daily, grandchildren of Birdie Lee Syler Battle as shown by her Last Will & Testament filed under Docket # 02P-407 Probate office for Davidson County, Tennessee per the terms of the Will, the Trust was determined as each beneficiary are all over the age of 21, as of the date of the Deed, all beneficiaries have attained the age of 21 resulting in the property passing straight to them.

Being the same property conveyed to Willorine F. Alexander, Trustee of the Trust A (the Trust for Birdie

Lee Battle as set forth in the Last Will and Testament of Ms. Mary F. Battle) by Executor's Quit Claim Deed from Willorine F. Alexander, Executrix, dated November 14, 2002 and recorded May 02, 2003 of record in Instrument No. 20030502-0058832, Register's Office for Davidson County, Tennessee. Willorine F. Alexander died on May 25, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 421, Page 70, in the Register's Office for Davidson County, Tennessee.

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.

unimproved ☑

This is improved ☐ property, known as 326 Alice Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 27th day of June, 2016.

Portia Chaffin

Tionna Womack

Ricardo Dorris

Erin Dailey

State of Tennessee
County of Williamson

Personally appeared before me Portia Chaffin, Tionna Womack, Ricardo Dorris, and Erin Dailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of June, 2016.

Notary Public
My Commission Expires: 8/27/17

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027