Box 29

20087
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

BILL GARRETT, Davidson County
Trans:T20160057935 DEEDWARR
Recvd: 07/07/16 13:08 3 pgs
Fees:18.00 Taxes:999.00
20160707-0069653

WARRANTY DEED

Address New Owner(s):
Steven R. Griffith
PO Box 1955
Mt. Juliet, TN 37122

Send Tax Bills to:
New Owner

Map/Parcel: 08108047000

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Marvin L. Williams, Eugenia W. Lockridge, Sammy M. Williams, Sherri A. Lockridge, Jacquelyn Burgess and James C. Williams, heirs to the Estate of Mary Frances Richardson and James Clyde Williams, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Steven R. Griffith**, hereinafter called the Grantee(s), its successors 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 Lot No. 75 on the Plan of McGavock's Subdivision as of record in Book 21, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 75 fronts 50 feet on the easterly side of 5th Avenue North, formerly Summer Street, and runs back between parallel lines 174 feet, more or less, to an alley.

BEING the same property conveyed to Mary Frances Richardson, unmarried, and James Clyde Williams and wife, Patricia A. Williams by deed from Oliver Cathey and Lucille W. Cathey, husband and wife, dated November 7, 1995, and filed in Book 9859, page 174, Register's Office for Davidson County, Tennessee. The said Patricia A. Williams having died on January 12, 2012, with her interest being vested in James Clyde Williams as surviving tenant by the entirety. The said Mary Frances Richardson having died intestate on February 12, 2015. Marvin L. Williams, Eugenia W. Lockridge, Sammy M. Williams, Sherri A. Lockridge, Jacquelyn Burgess and James C. Williams are the sole heirs at law of

Mary Frances Richardson and take title to one-half interest in above described property by the law of descent and distribution, pursuant to the Affidavit of Heirships filed at Instrument Nos. 20160707-0069651 and 20160707-0069652, said Register's Office.

James Clyde Williams and James C. Williams being one and the same person.

This conveyance is subject to: Taxes for 2016, prorated and assumed; the plan of record in Book 21, page 7; and all other easements and restrictions of record and all zoning regulations for Davidson County, TN.

This is improved property known as: 1722 5th Avenue, North, Nashville, TN 37208

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, their heirs and assigns forever; and we do covenant with 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 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) as on the date shown on the Notary forms.

James Clyde Williams

Marvin L. Williams

Eugenia W. Lockridge

Sammy M. Williams.

Sherri A. Lockridge

Jacquelyn Burgess

James C. Williams

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Clyde Williams, Marvin L. Williams, Eugenia W. Lockridge, Sammy M. Williams, Sherri A. Lockridge, Jacquelyn Burgess and James C. Williams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of July, 2016.

My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2018

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me this 1st day of July, 2016.

My Commission Expires:
3/8/18

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2018

Notary Public