WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-34403D

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Carol Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires April 3, 2019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wayne Williams	New Owner	119-15-O-049.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
3115 Southlake Drive		Trans: T20160093989 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 10/25/16 09:17 2 pgs
Nashville, TN 37211		Fees: 13.00 Taxes: 555.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20161025-0112550

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, **Mildred O. Camp, Executrix for the Estate of Clarrie Juanita P. McLaughlin**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Wayne Williams and Carol Williams, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 44, on the plan of Section Two, Southlake Subdivision, as of record in Plat Book 2083, Page 84, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Richard L. McLaughlin and wife, Juanita P. McLaughlin by Warranty Deed from Floyd Adkisson and wife, Cora Lee Adkisson, dated 03/16/1955, recorded 03/18/1955, of record in Book 2392, Page 67, in the Register's Office for Davidson County, Tennessee. Richard L. McLaughlin died on 12/28/2003, leaving Juanita P. McLaughlin as the sole surviving tenant by the entirety. Juanita P. McLaughlin, also known as Clarrie Juanita P. McLaughlin, died testate on 11/28/2015, appointing Mildred O. Camp as Executor as evidenced in her Last Will & Testament filed under Docket No. 15P-1989, in the Probate Court Clerk's Office for Davidson County, Tennessee.

This Conveyance is subject to the following:

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
Taxes for 2016 and subsequent years, a lien not yet due and payable. 2016 Taxes prorated between Grantor and Grantee.
All matters shown on the plat of record in Book 2083, Page 84, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved property, known as 3115 Sou thlake Drive , 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), their heirs and/or 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), their heirs and/or 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 hand this 24 day of October, 2016.

THE ESTATE OF CLARRIE JUANITA P. MCLAUGHLIN

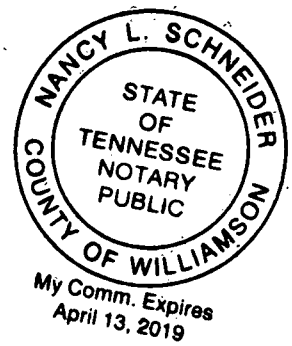
Mildred O Camp Executrix
Mildred O. Camp, as Executrix

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Mildred O. Camp with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Executrix for the Estate of Clarrie Juanita P. McLaughlin and that she as such Executrix for the Estate of Clarrie Juanita P. McLaughlin executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Executrix for the Estate of Clarrie Juanita P. McLaughlin.

WITNESS my hand and seal this 24 day of October, 2016.

Notary Public
My Commission Expires: _____



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