WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16526 99

BILL GARRETT, Davidson County
Trans:T20160112247 DEEDWARR
Recvd: 12/21/16 10:04 2 pgs
Fees:13.00 Taxes:895.40
20161221-0133964

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $242,000.00

Affiant

Subscribed and sworn to before me, this 19th day of December, 2016.

Notary Public

My commission expires: 5/5/2020

AMANDA VAUGHN Notary Public State of Tennessee DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Richard Williams **Deborah S. Pauli**	~~TBD~~ Bank of America, N.A	**14704015800**
275 Richbriar Road	900 W. Trade St.,Off#41661	
Nashville, TN 37211	Charlotte, NC 28255	

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 ACKNOWLEDGE, WE,

Terry Pate, individually and as Executor and as devisee of the Estate of Mattie B. Ayers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Deborah S. Pauli and Richard Williams, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 266 on the Plan of Hillbrook, Section V, as of record in Book 3700, page 73, Register's Office for said County.

Said lot fronts 75 feet on the South side of Richbriar Road and extends back between parallel lines, 150.1 feet to a dead line.

Being the same property conveyed to Michael F. Ayers and wife, Mattie B. Ayers from William & Lee, Inc. by Warranty Deed dated June 8, 1967, of record in Book 4141, page 767, Register's Office for Davidson County, Tennessee. Michael F Ayers died on or about August 27, 2003, leaving Mattie B. Ayers the sole surviving Tenant by the Entirety. Mattie B. Ayers died on or about January 8, 2012, and under under the Last Will and Testament of Mattie B. Ayers, of record in Instrument No. 20120328-0026219, Register's Office for Davidson County, Tennessee, devised subject property to Terry Pate. See also Docket No.: 12P-137, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 275 Richbriar Road, Nashville, TN 37211

William Terry Pate AKA Terry Pate
Terry Pate, individually

William Terry Pate AKA Terry Pate
Terry Pate, as Executor and as devisee of the Estate of Mattie B. Ayers

*Terry Pate is also known as William Terry Pate.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Terry Pate, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2016.

Stacey Denson Palmer
Notary Public

My Commission Expires:

STACEY DENSON PALMER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Terry Pate** whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Executor and devisee of the Estate of Mattie B. Ayres and that he is authorized by the Estate of Mattie B. Ayers to execute this instrument on its behalf.

Witness my hand, at office, this 19th day of December, 2016.

Stacey Denson Palmer
Notary Public

My Commission Expires:

STACEY DENSON PALMER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018