WARRANTY DEED

B-ELAM-17-226

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-27-19
(AFFIX SEAL)

REID SOLOMON — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY — My Commission Expires May 27, 2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Pamela Marks-Shulman	New Owner	
(NAME)	(NAME)	133-02-0-141.00
226 Antioch Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/21/17 15:37 3 pgs
Fees:18.00 Taxes:636.40
20170221-0017534

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 consideration, the receipt of which is hereby acknowledged, **KIMBERLY WATSON**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAMELA MARKS-SHULMAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 1 and the Southerly one-half of a 14 foot alley lying adjacent to and immediately North of said Lot No. 1 on the Plan of Airdrie Subdivision " A" , as of record in Book 547, page 10, Register' s Office for said County.

Said Lot No. 1 fronts 50 feet on the Northerly side of Antioch Pike, formerly Mill Creek Valley Road, and extends back between parallel lines, together with part of said alley, 176 feet with the Easterly margin of Wingate Avenue to the center of said alley.

Less and except the portion of the property conveyed of record in Book 4491, Page 114 in the Register's Office for said County.

Being the same property conveyed to Peggy Jean Griggs Adams (formerly known as Peggy Griggs Harrell) by Quitclaim deed from Bernard Daniel Adams of record in Book 11271, page 498, Register's Office for Davidson County, Tennessee, dated December 18, 1998 and recorded on December 29, 1998. and Divorce Decree Docket No. 98D-2136. Peggy Jean Griggs Adams. having since died intestate on December 15, 2015 leaving Kimberly Watson as sole heir at law as evidenced by Affidavits of Heirship recorded simultaneously herewith in Instrument No. 20170221-0017532 and Instrument No. 20170221-0017533, Register's Office for Davidson County, Tennessee. Kimberly Watson and Kim Watson being one in the same person.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 10, Register's Office for Davidson County, Tennessee.
- Consent Judgment of record in Book 4491, Page 114, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **226 Antioch Pike, Nashville, Tennessee 37211**.

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 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 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) this the 10th DAY OF FEBRUARY, 2017.

Kimberly Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of February, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Mitchell A. Watts, 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 Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts 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: 5-22-19
Notary' Seal (if on paper)

