Davidson County	DEEDWARR
Recvd: 03/23/17 12:52	2 pgs
Fees:13.00 Taxes:721.50	
20170323-0028553	

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **195,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF MARCH, 2017. Notary Public MY COMMISSION EXPIRES: 11-3-2020 (AFFIX SEAL)
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	RENEE DELAINE GARRETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Will Pugh	Now Owner	MAP & PARCEL
748 Winthorne Drive		12001005100
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Cynthia A. Williams, as surviving Co-Trustee of the Estelle S. Parham Revocable Living Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Madaline Hargrove and William Pugh, both unmarried**

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. 344 on Plan of Glengarry Park, Section Thee, of record in Plat Book 2900, Page 25, and fronts 83.0 feet on the Northeasterly margin of Winthorne Drive and extends back between parallel lines measuring 200 feet, as filed for record in the Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Durward L. Parham and wife, Estelle Parham by Warranty deed from Joseph F. Ross and wife, Marian H. Ross of record in Book 3370, page 359, Register's Office for Davidson County, Tennessee, dated March 29, 1962 and recorded on April 06, 1962. Being the same property conveyed to Estelle S. Parham, Trustee of the Estelle S. Parham Revocable Living Trust by Quitclaim deed from Estelle S. Parham, a single person of record in Instrument No. 20160127-0007968 Register's Office for Davidson County, Tennessee, dated January 21, 2016 and recorded on January 27, 2016. Estelle S. Parham died on November 12, 2016, leaving Cynthia A. Williams as sole surviving co-trustee of the Estelle S. Parham Revocable Living Trust.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **748 Winthorne Drive, Nashville, TN 37217.**

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 the 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 land 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 hand this the 17th day of March, 2017.

Estelle S. Parham Revocable Living Trust

Cynthia A. Williams, Surviving Co-Trustee

BY: Cynthia A. Williams, Surviving Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cynthia A. Williams** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Surviving Co-Trustee** of the **Estelle S. Parham Revocable Living Trust** the within named bargainor, and Trust, and that they as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Cynthia A. Williams** as such **Surviving Co-Trustees**.

Witness my hand and seal this the 17th day of March, 2017.

My Commission expires 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cynthia A. Williams** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of March, 2017.

My Commission expires _____

Notary Public

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC