Return To: Perrone & Young 109 Westpark Drive Suite 330 Brentwood, TN 37027	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$115,000.00.** Affiant Subscribed and sworn to before me, this the 17th day of April, 2017. Notary Public My commission expires: 10-3-2020 (AFFIX SEAL)

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas C. Couresy	**Thomas C. Coursey**	**133-01-0-016.00**
517 Drake Ave	**4220 Murfreesboro Road, Apt 228**	
Nashville, TN 37211	**Antioch, TN 37013**	

BILL GARRETT, Davidson County
Trans:T20170032423 DEEDWARR
Recvd: 04/18/17 11:16 2 pgs
Fees:13.00 Taxes:425.50
20170418-0037684

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,

Alice S. Davison,

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

Thomas C. Couresy, married,

HEREINAFTER CALLED THE GRANTEE, 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(s) 48, as shown on the map entitled the Map of H. G. McNabb's Subdivision, of record in Plat Book 1130, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to R. L. DAVISON AND WIFE, SARAH E. RUMLEY, by deed from PAUL GEORGE AND WIFE, MILDRED H. GEORGE, of record in Book 2197, page 430, dated September 19, 1953, said Register's Office. The said R. L. Davison having since died on or about June 17, 2010 leaving Sarah E. Rumley a/k/a Sarah E. Davison the surviving tenant by the entirety. The said Sarah E. Rumley a/k/a Sarah E. Davison having since died testate on or about June 9, 2015, devised property to Roy L. Davison, Jr. and wife, Alice S. Davison, pursuant to the will of record in the Seventh Circuit Probate Division for Davidson County, Tennessee, Docket No. 16P-1644. The said Roy L. Davison, Jr. having predeceased Sarah E. Rumle a/k/a Sarah E. Davison on or about March 15, 2015, leaving Alice S. Davison said property.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **517 Drake Ave, Nashville, TN 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 Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 17th day of April, 2017.

Alice S. Davison

Alice S. Davison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Alice S. Davison**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **17th** day of **April, 2017.**

Notary Public

My Commission Expires: 10-3-2021

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY