Davidson County	DEEDWARR
Recvd: 05/04/17 10:03	3 pgs
Fees:18.00 Taxes:284.90	
20170504-0044180	

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $77,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2017.

Notary Public
My commission expires: 11-5-19

EVELYN WATKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-05-2019

02-1704-50180

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Samuel Davidson	Samuel Davidson	142-10-0-A-003.00
7305 Weston Way Dr.	7305 Weston Way Dr.	
Nashville TN 37221	Nashville, TN 37221	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **The Estate of Emily Ann Stallings Davidson**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Samuel Davidson and Heather Davidson, husband and wife**, hereinafter called the Grantees, their successors 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 Unit No. 2-A, on the Plan of Weston Way Condominiums, amended, as shown on Exhibit C to the Amendment to Master Deed for Horizontal Property Regime Weston Way, Phase II and Addition of New Units, of record in Plat Book 6370, Page 577, as established by the Master Deed of record in Book 5935, Page 676 (erroneously referenced in prior deed as Book 5935, Page 677), as amended in Book 6370, Page 577, Book 7517, Page 115, Book 7517, Page 131, and Page 8560, Page 34, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ann Stallings Davidson by deed from Bobbie L. Eades, unmarried, dated July 2, 1997, recorded July 22, 1997, of record in Book 10538, Page 364, Register's Office for Davidson County, Tennessee. The said Ann Stallings Davidson having since died on March 12, 2012. Emily Ann Stallings Davidson is one and the same person as Ann Stallings Davidson, deceased.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7305 Weston Way Dr., Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of April, 2017.

The Estate of Emily Ann Stallings Davidson

BY: Michael Stephen Davidson Executor

Michael Stephen Davidson, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael Stephen Davidson, Executor of the Estate of Emily Ann Stallings Davidson, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of April, 2017.

Julie Dyess

State of Tennessee at Large

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Revised
01202014

True Copy Certification

I, Joe White, 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 Williamson

Personally appeared before me, Evelyn Watkins, a notary public for this county and state, Joe White 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: 11-5-2019

{Notary' Seal}

