Box 10-B

BILL GARRETT, Davidson County
Trans:T20170038018 DEEDWARR
Recvd: 05/04/17 13:22 2 pgs
Fees:13.00 Taxes:722.61
20170504-0044392

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$195,300.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE4TH DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN WILLIAMSON, ET UX	**SAME**	**062-11-0-023.00**
(NAME) **2604 CRUMP DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, SHERRI ANNE TAYLOR CALLAHAN, EXECUTRIX OF THE ESTATE OF PATRICIA ANNE TAYLOR,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN WILLIAMSON AND WIFE, SUSANNAH WILLIAMSON,** 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. 202 on the Plan of Sutherland Heights Section 5, of record in Plat Book 2900, page 1, 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 Gaylon Taylor and Patricia Taylor, husband and wife, by deed from Maylon Eugene Pittman and Margaret A. Pittman, husband and wife, of record in Book 9099, page 468, dated September 30, 1993, said Register's Office.

Gaylon Taylor died on or about February 16, 2014, leaving Patricia Taylor as the surviving tenant by the entirety.

Patricia Taylor a/k/a Patricia Anne Taylor died on or about October 25, 2014. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), under Docket No. 14P1807, directed the subject property be administered as part of the Estate, under the control of the Executrix, Sherri Anne Taylor Callahan a/k/a Sherri Anne Taylor Callahan.

This conveyance is subject to matters shown on the Plan of record in Plat Book 2900, Page 1; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2915 WESTERN HILLS DRIVE, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 4th day of May, 2017.

Sherri Anne Taylor Callahan, Executrix of the Estate of Patricia Anne Taylor

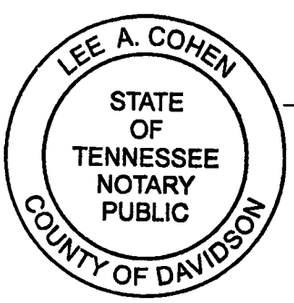
Sherri Anne Taylor Callahan, Executrix of the Estate of Patricia Anne Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sherri Anne Taylor Callahan, Executrix of the Estate of Patricia Anne Taylor**, the bargainor, 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 and official seal at Nashville, Tennessee, this 4th day of May, 2017.

My commission expires: **November 5, 2018**



Lee A. Cohen

Notary Public