This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# T64-2

ADDRESS NEW OWNER:
Margaret Law
102 Ray Avenue
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SWBC Mortgage Corporation
9311 San Pedro #100
San Antonio, TX 78216

MAP **053**
GROUP **12-0**
PARCEL **059.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia Ann Parker, Executrix of the Estate of The Estate of Emma R. Parker** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Margaret M. Law, a single woman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Tract No. 2 on an unrecorded plan of the Life and Casualty Insurance Company property on the southerly side of Hadley Avenue, near Old Hickory, Tennessee, being part of lot No. 5 on an unrecorded plan of the subdivision of the southerly part of said Tract No. 2, described according to a survey made by Harvey Gee, Surveyor, February 12, 1947, as follows:

Beginning on the northerly margin of a 10-foot right-of-way, at the southeast corner of the property conveyed to Vernon Rager and wife, by deed from Dillard H. Jones and wife, of record in Book 1807, page 249, Register's Office for said County; thence with Rager's easterly line, northwardly 100 feet, more or less, to the line between lots Nos. 4 and 5, Rager's northeast corner; thence north 42 degrees 13' east 77 feet; thence southwardly 114 feet, more or less, to the northerly margin of said 10-foot right-of-way, being 217 feet west of the center line of Old Hopewell Road; thence with the northerly margin of said right-of-way, westwardly 75 feet to the beginning.

Being the same property conveyed to William L. Parker and wife, Emma R. Parker by deed from Mattie B. Clay dated October 16, 2009 and of record as Instrument Number 20091021-0097135, Register's Office for Davidson County, Tennessee. See also the scrivener's affidavit of record as Instrument Number 20091124-0108157, said Register's Office. William L. Parker died on February 28, 2016, leaving Emma R. Parker as the surviving tenant by the entirety. Emma R. Parker, being one and the same person as Emma Ruth Parker, died on September 24, 2016. Pursuant to her will, of record in Case Number 16P1784, Probate Court Clerk's Office for Davidson County, Tennessee, Patricia Ann Parker is the executrix of her estate and is authorized to convey the property.

BILL GARRETT, Davidson County
Trans:T20170043127 DEEDWARR
Recvd: 05/22/17 09:38 2 pgs
Fees:13.00 Taxes:594.22
20170522-0050327

PREPARED BY
RETURNED TO
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

This is improved property known as 102 Ray Avenue, Old Hickory, Tennessee 37138. Possession is to be given on May 18, 2017.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 18th day of May, 2017.

The Estate of Emma R. Parker

Patricia Ann Parker, Executrix

Patricia Ann Parker, Executrix

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Patricia Ann Parker, Executrix of The Estate of Emma R. Parker**, 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 office this 18th day of May, 2017.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 9-6-17

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STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $160,600.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of May, 2017.

NOTARY PUBLIC

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/25/18