WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170061160 DEEDWARR
Recvd: 07/18/17 09:54 2 pgs
Fees:13.00 Taxes:1180.30
20170718-0072036

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

L Bradley D. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF July, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREY M. GRISHAM
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley D. Williams and Brian A. Courtney	Bradley D. Williams	
(NAME) 4748 Briarwood Dr	(NAME) P.O. Box 40934	146-04-0-049.01
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37204	
(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, **GINGER GRAVES LAXTON, UNMARRIED AND GWENDOLYN GRAVES FEINSTEIN, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY D. WILLIAMS AND BRIAN A. COURTNEY, A MARRIED COUPLE,** 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 the 6th, formerly the 8th, Civil District of said County and State, being part of Lot No. 1 on the Plat of a part of the Susan M. Clark Lands, as of record in Book 365, Page 528, Register's Office for said County, described partly according to a survey made by E. L. Miller, Jr. and Co., May 2, 1962, as follows:

Beginning at a monument on the Northerly margin of Briarwood Drive at the Southwest corner of Lot No. 18 on the plan of Elysian Meadows Addition, Section Two, as of record in Book 2663, Page 101, Register's Office for said County; thence with the Westerly line of said Lot No. 18, Northwardly 185.9 feet; thence North 88° 50' West 90 feet; thence South 3° 45' West 195 feet to the Northerly margin of Old Briarwood Drive or 40-foot Avenue; thence the same, North 88° 31' East 90 feet; thence Northwardly to the beginning.

This was never the principal place of residence for Gwendolyn Graves Feinstein.

Being the same property conveyed to Harlan C. Graves and wife, Sarah Howell Graves by Warranty Deed from Louise Allen Shelton, recorded on the 11th day of March, 1963 in Deed Book 3508, Page 571, in the Register's Office of Davidson County, Tennessee. Harlan C. Graves died on November 23, 1976, leaving Sarah Howell Graves as Surviving Tenant by the Entirety. Sarah Howell Graves died on March 30, 2005 leaving Ginger Graves Laxton and Gwendolyn Graves Feinstein as devisees under the Will of Sarah Howell Graves pursuant to Order to Probate to Establish Muniment of Title under Docket No. 17P1043, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and with the Order and Will, recorded in Instrument No. 20170718-0072034 **and Instrument No.** 20170718-0072035 **, said Register's Office.**

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

unimproved
This is improved x property, known as 4748 Briarwood Dr, Nashville, TN 37211

(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 14 day of July, 2017

GINGER GRAVES LAXTON

GWENDOLYN GRAVES FEINSTEIN

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 Ginger Graves Laxton and Gwendolyn Graves Feinstein, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14 day of July, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public