THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170612257**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $585,000.00. Kathryn Daniel Killebrew Affiant Subscribed and sworn to before me, this3rd day of August, 2017. Notary Public My Commission ~~Expires~~

BILL GARRETT, Davidson County
Trans:T20170067656 DEEDWARR
Recvd: 08/04/17 15:48 2 pgs
Fees:13.00 Taxes:2164.50
20170804-0080157

WILLIAM T. CHAPMAN II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Keith Williamson and Morgan Williamson 1008 Battery Lane Nashville TN 37220-1031	Send Tax Bills To: ~~New Owner~~ Bank of Tennessee PO Box 4980 Johnson City, TN 37602	Tax Information: Tax Parcel ID No. 131-12-083.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fannie Louise Miles and Nellie Killebrew,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keith Williamson and Morgan Williamson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the 7th formerly the 11th Civil District of said County, near Glendale Park and being known as parts of Lots Nos. 27 and 28 on the unrecorded subdivision of Zenaida Place, described as follows: Beginning at a point in the center line of Battery Road in the original West line of a tract of 20 acres conveyed by Compton to W. G. Hirsig by deed of record in Book 339, Page 348, Register's Office for said County, being the Southwest corner of this tract; thence not 3 1/4° East 791.5 feet, more or less, to a point, the Northwest corner of this tract in the South line of the Andrews tract; thence South 88° East 227.5 feet to the Northwest corner of that part of Lot No. 27 conveyed to Robert Elliott Small by deed from W. G. Hirsig and wife, of record in Book 380, Page 364, said Register's Office, said point being 214 feet, more or less, West of the center line of Lea Avenue or Kirkman Avenue; thence with the West line of the Robert Elliott Small tract and his West line extended, along the Westerly line of the tract of land conveyed to Owen A. Allen and wife, by deed from W. G. Hirsig and wife of record in Book 628, Page 279, said Register's Office, South 3 1/4° West 1179.45 feet, more or less, to the center line of Battery Road; thence with the center line of the same Westerly 227.5 feet, more or less, to the point of beginning, containing 6.19 acres, more or less.

Included in the above, but excluded therefrom, are the following two tracts:

Tract 1: A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, near Glendale Park, and being known as part of Lot No. 28 on the unrecorded subdivision of Zenaida Place, described according to a survey made by Geo. W. Watkins, Surveyor, March 21, 1952, as follows:

Beginning in the center line of Battery Lane at the Southwest corner of the property conveyed to Owen A. Allen and wife by deed from W. G. Hirsig and wife, of record in Book 628, Page 279, Register's Office for said County, said point being 216 feet West of the center line of Lealand Lane; thence with said Allen's Westerly line, North 3° 15' East 407 feet to an iron pin; thence Westwardly 107 feet to an iron pin; thence south 3° 15' West 407 feet to the center line of said Battery Lane; thence with the center of same, Eastwardly 107 feet to the beginning.

Tract II: Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being the Southeasterly part of Lot No. 24 and the Easterly part of Lot No. 26 on the Map of Zenaida Place, not of record, described as follows:

Beginning in the center of Battery Road at a point 1392 feet, more or less, East of an unnamed street, said point being the Southeast corner of the Archibald and Frances Smith property; thence with the center of said road, Eastwardly 154 feet to the corner of Lots Nos. 26 and 28; thence Northwardly with the dividing line between Lots No. 26 and 28 and Lots Nos. 24 and 28 Northwardly 433.5 feet to the Southeast corner of the property conveyed to Karl E. Haury and Reese L. Smith by deed from Henry R. Burkitt and wife, of record in Book 2451, Page 361, Register's Office for said County; thence with said Haury and Smith's Southern boundary Westwardly 155 feet, more or less, to said Haury and Smith's Southwest corner, being a point in said Francis Smith's Eastern boundary line; thence with the same Southwardly 434.1 feet to the beginning.

Being the same property conveyed by Warranty Deed from Robena Ross and Barbara Miles, the sole devisee under the Last Will and Testament of Dale Edward Miles, deceased to Fannie Louise Miles and Nellie Kellebrew as recorded on the 14th day of June, 1988 in Deed Book 7571, Page 904; Quitclaim Deed from Howard F. Butler, Trustee to Robena Ross, Fannie Louise Miles, Dale Edward Miles and Nellie Killebrew as recorded on the 20th day of April, 1987 in Deed Book 7208, Page 32 and Warranty Deed from August Detchner, a widower to H. E. Miles and wife, Louise Miles as recorded on the 29th day of March, 1950 in Deed Book 1811, Page 61, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1008 Battery Lane Nashville TN 37220-1031

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of August, 2017.

Fannie Louise Miles by Kathryn Dianne Killebrew Attorney in Fact
Fannie Louise Miles
By: Kathryn Dianne Killebrew
Her Attorney in Fact

Nellie Killebrew by Kathryn Dianne Killebrew Attorney in Fact
Nellie Killebrew
By: Kathryn Dianne Killebrew,
Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathryn Dianne Killebrew, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Nellie Killebrew and Fannie Louise Miles and of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 3rd day of August 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018