BILL GARRETT, Davidson County
Trans:T20170076294 DEEDWARR
Recvd: 08/31/17 11:11 2 pgs
Fees:13.00 Taxes:740.00
20170831-0089617

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

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

Notary Public

My commission expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Theodore D. Williams and Patricia Williams	Theodore D. Williams	**07206012800**
1004 Elvira Avenue	10702 Ancona Ln	
Nashville, TN 37216	San Diego, CA 92131	

FOR AND IN 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 ACKNOWLEDGE, WE,

Manuel D. Licon, Sr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Theodore D. Williams and wife, Patricia G. Williams

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 parts of Lots "F" and "G" or Lot 10 on the corrected Plan of E.J. Childer's Subdivision of the H.H. Ambrose Trace, as of record in Book 332, page 134, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Southerly side of Elvira Avenue, 96 1/2 feet East of the Southeast corner of Elvira Avenue and Anderson Place; running thence South and parallel with said Anderson Place 180 feet, more or less; thence West 48 feet to a point; thence North and parallel with said Anderson Place 180 feet, more or less, to a point in the Southerly margin of Elvira Avenue; thence West with the Southerly margin of Elvira Avenue, to the point of beginning.

Being the same property conveyed to Manuel D. Licon, Sr. by Warranty Deed from R.C. Lamb, dated March 16, 1995, of record in Book 9620, page 696, Register's Office for Davidson County, Tennessee. Manuel D. Licon, Sr., conveyed his interest to Manuel D. Licon, Sr. and Margarita G. Licon, husband and wife by Quitclaim Deed dated December 16, 2011, of record in Instrument No. 20120103-0000134, Register's Office for Davidson County, Tennessee. Margarita G. Licon having since died on January 5, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 332, page 134, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

This is improved (__X__) unimproved (_____) property known as 1004 Elvira Avenue, Nashville, TN 37216.

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 in 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/our hand(s) this 28th day of August, 2017.

Manuel D. Licon, Sr.

Manuel D. Licon, Sr.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Manuel D. Licon, Sr., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2017.

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON