Bill Garrett Davidson County
Batch# 18478 DEEDWARR
10/26/2017 12:36:17 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20171026-0109970

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17552

Send Tax Bills To:
New Owner

New Owner is:
Aquila Properties, LLC
P O Box 330178
Nashville, TN 37203

MAP: 081-12-0
PARCEL: 343.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Dorothy J. Stallworth a/k/a Dorothy Jean Stallworth, individually, and Executrix of the Estate of Willie Lewis Stallworth, Sr., (a/k/a Willie L. Stallworth)**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Aquila Properties, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known as: 1614 7th Avenue North, Nashville, TN 37208

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

LAND in Davidson County, Tennessee, being the northerly one-half of Lot No. 42 in McGavock's Homestead Addition to Nashville, of record in Book 57, Page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said northerly one-half of Lot No. 42 fronts 25 feet on the easterly side of 7th Avenue North, formerly North Vine Street, and runs back between parallel lines 175 feet to an alley.

BEING the same property conveyed to Willie L. Stallworth and wife, Dorothy J. Stallworth, by Warranty Deed from Charles T. Moore and wife, Neda Ann Moore, dated 1/30/93 and recorded 2/2/93 in Book 8853, Page 947, in the Register's Office of Davidson County, Tennessee. The said Willie L. Stallworth a/k/a Willie Lewis Stallworth, Sr., having since died on or about December 30, 2011, leaving Dorothy J. Stallworth as surviving tenant by the entirety. Subsequently, the Probate Court of Davidson County, Tennessee, Case No. 12P-96, admitted the Will of Willie Lewis Stallworth, Sr., for probate and issued Letters Testamentary to Dorothy Jean Stallworth, and entered later Order granting Executrix the authority to sell subject property.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, its heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of October, 2017.

GRANTOR: Dorothy J. Stallworth
Dorothy Jean Stallworth
Dorothy J. Stallworth a/k/a Dorothy Jean Stallworth

The Estate of Willie Lewis Stallworth, Sr.

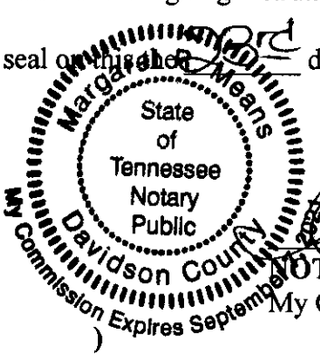
Dorothy Jean Stallworth
Dorothy Jean Stallworth, Executrix

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Dorothy J. Stallworth a/k/a Dorothy Jean Stallworth**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23rd day of October, 2017.

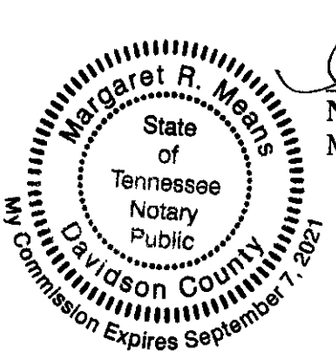


NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Dorothy Jean Stallworth a/k/a Dorothy J. Stallworth,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the **Executrix of the Estate of Willie Lewis Stallworth, Sr.**, the within named bargainor, and that she as such **Executrix**_, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23rd day of October, 2017.



NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

SWORN TO and subscribed before me this 24th day of October , 2017.

NOTARY PUBLIC

My commission expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021