THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **785,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF December, 2017. Notary Public MY COMMISSION EXPIRES: 03-08-2021 (AFFIX SEAL)

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Collen B Locke	Collen B. Locke	MAP
1220 7th Ave N	1220 7th Ave North	PARCEL 082-09-0-260.00
Nashville, TN 37208	Nashville, TN 37208	
(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, **Sam E. Wallace, Jr. and Robert E. Wallace and Michael E. Wallace and Mary Elizabeth Wallace Deweese and Regina Elaine Wallace Goad, Heirs under the Last Will and Testament of Jean Elizabeth Medley Wallace**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Collen B Locke and Kevin D Locke, wife and husband**

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 the southerly 52 feet of Lot No. 113 on the Plan of D.T. McGavock's First Addition to Nashville of record in Book 10, Page 606-609, in the Register's Office for Davidson County, Tennessee.

Said southerly part of Lot No. 113 fronts 52 feet on the easterly side of Seventh Avenue, North, formerly Vine Street, and runs back 175 feet between parallel lines with the northerly line of Lot No. 112 on said plan to an alley.

Being the same property conveyed to Jean Medley Wallace, by Deed dated January 28, 2010, from Jean Medley Wallace, as Personal Representative of the Estate of Ethelyn Regina Link, deceased of record in Instrument No. 20100309-0017966 Register's Office for Davidson County, Tennessee. The said Jean Medley Wallace having since died, leaving a Last Will and Testament, Docket No. 16P1262, Davidson County Probate Court, and devising said property to the following beneficiaries: Sam E. Wallace, Jr., Robert E. Wallace, Michael E. Wallace, Mary Elizabeth Wallace Deweese, and Regina Elaine Wallace Goad.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Bill Garrett Davidson County
Batch# 43597 DEEDWARR
01/02/2018 03:49:30 PM 4 pgs
Fees: $23.00 Taxes: $2,904.50
20180102-0000642

This is () UNIMPROVED

(X) IMPROVED property known as **1220 7th Ave N, Nashville, TN 37208.**

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 our hand( ) this the 29th day of December, 2017.

Sam E. Wallace, Jr.

Robert E. Wallace by Sam E. Wallace, Jr., Attorney-in-Fact

Michael E. Wallace

Mary Elizabeth Wallace Deweese

Regina Elaine Wallace Goad

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 **Sam E. Wallace, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of December, 2017.

My Commission expires March 3, 2020

Notary Public

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 **Sam E. Wallace, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Robert E. Wallace**, as his Attorney in Fact, as the free act and deed of the within named **Robert E. Wallace**.

Witness my hand and official seal this the 29th day of December, 2017.

My Commission expires March 3, 2020

Notary Public

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 **Michael E. Wallace** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29 day of December, 2017.

My Commission expires March 3, 2020

Notary Public

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 **Mary Elizabeth Wallace Deweese** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29 day of December, 2017.

My Commission expires March 3, 2020

Notary Public

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 **Regina Elaine Wallace Goad** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29 day of December, 2017.

My Commission expires March 3, 2020

Notary Public

Certificate of Authenticity

I, Edward A. Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY