Bill Garrett Davidson County
Batch# 48842 DEEDWARR
01/18/2018 11:00:33 AM 3 pgs
Fees: $18.00 Taxes: $632.70
20180118-0005258

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW17613

Send Tax Bills To:

new owner

New Owner is:
Emily I. Weidig and
Carrick Madden G. Hillman
2425 Underwood St
Nashville, TN 37208

MAP: 081-14-0
PARCEL: 156.00

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, **Carmen Lanier Turner, Executrix of the Estate of Nannie L. Lanier**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Emily I. Weidig, an unmarried woman, and Carrick Madden G. Hillman, an unmarried man, tenants in common with right of survivorship**, hereinafter referred to as Grantee, their 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: 2425 Underwood Street, 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 Lot No. 19 on the Revised Plan of Fisk Park, of record in Book 2331, Page 114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is a portion of the property divested from the property owner Dowin Earl Lanier and Nannie Lee Pinkerton Lanier, to the State of Tennessee by Order dated 6/30/67 and recorded 7/5/67 in Book 4149, Page 637, described as follows:

There is hereby condemned an easement for drainage purposes, beginning at a point located in the easterly property line of the Tennessee Central Railway, said point being the common corner of a tract of land conveyed to the Condemnee by a deed recorded in Book 2637, Page 627, Register's Office for Davidson County, Tennessee and a tract of land conveyed to Wallace H. Taylor, et ux, by a deed recorded in Book 2641, Page 57, Register's Office for Davidson County, Tennessee; thence with and binding on the common line between the condemnee and the said Railway, North 36 degrees 14 minutes 03 seconds West 50 feet to the common corner of the condemnee's property and a certain tract of land conveyed to Tommy H. Batts, et ux, by deed of record in Book 2602, Page 275, Register's Office for Davidson County, Tennessee; thence along the common line between the last two mentioned tracts, North 53 degrees 58 minutes 24 seconds East 20 feet to a point; thence on a line parallel to and 20 feet (measured at right angles) from the aforesaid first line, South 36 degrees 14 minutes 03 seconds East 50 feet to a point on the common line between the condemnee's property and the said Taylor's property; thence along the common property line, South 53 degrees 58 minutes

24 seconds West 20 feet to the point of beginning, containing 1,000 Square Feet +/-.

BEING the same property conveyed to Dowin Earl Lanier and wife, Nannie Lee Pinkerton Lanier by Warranty Deed from Ajax Development Company, dated 1/4/57 and recorded 2/15/57 in Book 2637, Page 627, Register's Office for Davidson County, Tennessee. The said Dowin Earl Lanier having since died on or about 2/7/09, leaving the subject property vested solely in Nannie Lee Pinkerton Lanier. The said Nannie Lee Pinkerton Lanier (aka Nannie L. Lanier) having since died testate on 5/29/17, and pursuant to her Last Will and Testament and Order to Probate filed 9/25/17 in Docket No. 17P-1449 in the Seventh Circuit Court for Davidson County, Tennessee, Carmen Lanier Turner was appointed as Executrix.

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, their 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, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 8th day of January, 2018.

GRANTOR:

The Estate of Nannie L. Lanier

BY: Carmen Lanier Turner

Carmen Lanier Turner, Executrix

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Carmen Lanier Turner,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the **Executrix of the Estate of Nannie L. Lanier,** the within named bargainor, and that he/she as such **Executrix**, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 8th day of January, 2018.

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

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $171,000.00.

Affiant

SWORN TO and subscribed before me this 8th day of January, 2018.

NOTARY PUBLIC

My commission expires: 7/6/20

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVRES-17-2425