WARRANTY DEED

Bill Garrett Davidson County
Batch# 98307 **DEEDWARR**
05/30/2018 02:38:35 PM 2 pgs
Fees: $13.00 Taxes: $388.50

20180530-0051618

A-IA-18-250

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wanda Williams	**New Owner**	
(NAME)	(NAME)	
1804 Brookvalley Place		**075-13-0-056-00**
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PEGGY JEAN WILLIS BARNES, A SINGLE WOMAN AND JAMES PRESLEY WILLIS, MARRIED AND LINDA JUNE WILLIS WATSON, A SINGLE WOMAN AND ALVIE WAYNE WILLIS, MARRIED AND ESTATE OF GERALD R. WILLIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WANDA WILLIAMS, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of Section Two (Revised), Hermitage Hills of record in Plat Book 2900, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 219 fronts 80 feet on the Southwesterly side of Bonnalynn Drive and runs back 148.5 feet on the Southeasterly line and 147.9 feet on the Northwesterly line to a dead line in the rear and measures 80 feet thereon.

Being the same property conveyed to Gerald Ray Willis by Warranty deed from Jewel Marie Willis of record in Book 5278, page 950, Register's Office for Davidson County, Tennessee, dated April 20, 1978 and recorded on April 28, 1978.

Being the same property conveyed to Gerald R. Willis by Quitclaim deed from Kathleen McIntosh Willis of record in Book 10319, page 557, Register's Office for Davidson County, Tennessee, dated January 07, 1997 and recorded on January 14, 1997.

Gerald R. Willis having since died intestate on January 7, 2018 leaving Alvie Wayne Willis, James Presley Willis, Linda June Willis Watson and Peggy Jean Willis Barnes as heirs at law as evidenced by Affidavits of Heirship recorded simultaneously herewith in Instrument No 20180530-0051613 and in Instrument No 20180530-0051614, in the Register's Office for Davidson County, Tennessee also evidenced by Probate Case Number 18P74 of the Seventh Circuit Court for Davidson, Tennessee, Probate Division.

**For the purpose of this conveyance the subject property was not the Grantor's primary residence.

This conveyance is subject to:
- Taxes for 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 112, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3096, Page 5, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **250 Bonnalynn Drive, Hermitage, Tennessee 37076-1145**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 18th DAY OF MAY, 2018.

Peggy Jean Willis Barnes by Alvie Wayne Willis as Attorney-In-Fact
Peggy Jean Willis Barnes by Alvie Wayne Willis as Attorney-in-Fact

James Presley Willis by Alvie Wayne Willis Attorney-In-Fact
James Presley Willis by Alvie Wayne Willis as Attorney-in-Fact

Linda June Willis Watson by Alvie Wayne Willis as Attorney-In-Fact
Linda June Willis Watson by Alvie Wayne Willis as Attorney-in-Fact

Alvie Wayne Willis
Alvie Wayne Willis

Estate of Gerald R. Willis
BY: Alvie Wayne Willis
Alvie Wayne Willis
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALVIE WAYNE WILLIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PEGGY JEAN WILLIS BARNES, JAMES PRESLEY WILLIS, LINDA JUNE WILSON WATSON, and who acknowledged he/she/they executed the same as the free act and deed of the said PEGGY JEAN WILLIS BARNES, JAMES PRESLEY WILLIS, LINDA JUNE WILLIS WATSON.

Witness my hand and official seal, this the 18th of May, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALVIE WAYNE WILLIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of May, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ALVIE WAYNE WILLIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the ADMINISTRATOR of ESTATE OF GERALD R. WILLIS, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as ADMINISTRATOR.

Witness my hand and official seal, this the 18th of May, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212