This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3509S**

Bill Garrett Davidson County
Batch# 109879 **DEEDWARR**
06/28/2018 11:47:08 AM 20 pgs
Fees: $103.00 Taxes: $1,091.50

20180628-0062504

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Pat Hickman, Sheila Byrd, Sandra Selle, and Janice Mabry, the Heirs at Law of Mary Baker Hickman as to a one-half undivided interest and Kimberly S. Jaeger, Mindy Deboard, Curtis Stewart, Rita Cooper, Angela Cooper, Jenny Pewitt, George McNeil, Donald Pewitt, and Charlie Pewitt, the Heirs at Law of Daisy Dean Cooper as to a one-half undivided interest,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Bradley Williams and Brian Courtney, a married couple**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of I. C. McMahan's Subdivision of the Maplewood Lands, as of record in Book 547, pages 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 100 feet on the southerly side of Calvert Avenue and runs back between parallel lines 296 feet to a dead line.

Being the same property conveyed to Wendall H. Cooper and wife, Shirley H. Cooper, by Warranty Deed from Herman McKinney and wife, Ruby McKinney, dated 08/26/1960 and filed for record in Book 3127, page 469, Register's Office for Davidson County, Tennessee. The said Wendall H. Cooper died on February 19, 2004, property vesting in the said Shirley H. Cooper by virtue of their tenancy by the entirety. The said Shirley H. Cooper died testate on January 14, 2017 (Tenn Care release filed 06/15/2017), leaving a Last Will and Testament dated 01/13/1973. By virtue of the Last Will and Testament property vesting in Mary Baker Hickman, a one-half undivided interest and Daisy Dean Cooper, a one-half undivided interest. Mary Baker Hickman and Daisy Dean Cooper being deceased, by Order of the Probate Court of Davidson County, Tennessee, Docket No. 17P949, property now vesting in Pat Hickman, Sheila Byrd, Sandra Selle, and Janice Mabry, the Heirs at Law of Mary Baker Hickman as to a one-half undivided interest and Kimberly S. Jaeger, Mindy Deboard, Curtis Stewart, Rita Cooper, Angela Cooper, Jenny Pewitt, George McNeill, Donald Pewitt, and Charlie Pewitt, the Heirs at Law of Daisy Dean Cooper as to a one-half undivided interest.

This is improved property also known as 1010 Calvert Street, Nashville, Tennessee, 37210.

Map and Parcel: 06107026500

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the ____ day of June, 2018.

Pat Hickman

Sheila Byrd

Sandra Selle

Janice Mabry

Kimberly S. Jaeger

Mindy Deboard

Curtis Stewart

Rita Cooper

Angela Cooper

Jenny Pewitt

George McNeill
By Jenny Pewitt, Attorney in Fact

Donald Pewitt

Charlie Pewitt

This is improved property also known as 1010 Calvert Street, Nashville, Tennessee, 37210.

Map and Parcel: 06107026500

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Sheila Byrd

Sandra Selle

Janice Mabry

Kimberly S. Jaeger

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Sandra Selle

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Janice Mabry

Rita Cooper

Angela Cooper

Jenny Pewitt

George McNeill

Donald Pewitt

Charlie Pewitt

https://doc-04-40-apps-viewer.googleuser...

Map and Parcel: 06107026500

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Pat Hickman

Sheila Byrd

Sandra Selle

Janice Mabry

Kimberly S. Jaeger

Mindy Deboard

~~Curtis Stewart~~ Robert C Stewart

Rita Cooper

Angela Cooper

Jenny Pewitt

George McNeill
By Jenny Pewitt, Attorney in Fact

Donald Pewitt

Charlie Pewitt

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Kimberly S. Jaeger

Sheila Byrd

Mindy Deboard

Sandra Selle

Curtis Stewart

Janice Mabry

Rita Cooper

Angela Cooper

Jenny Pewitt

George McNeill

By Jenny Pewitt, Attorney in Fact

Donald Pewitt

Charlie Pewitt

STATE OF TENNESSEE

This is improved property also known as 1010 Calvert Street, Nashville, Tennessee, 37210.

Map and Parcel: 06107026500

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

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Sheila Byrd

Sandra Selle

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Kimberly S. Jaeger

Mindy Deboard

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Donald Pewitt

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WITNESS Grantor's hand this the ____ day of June, 2018.

Pat Hickman

Kimberly S. Jaeger

Sheila Byrd

Mindy Deboard

Sandra Selle

Curtis Stewart

Janice Mabry

Rita Cooper

Angela Cooper

Jenny Pewitt

George McNeill
By Jenny Pewitt, Attorney in Fact

Donald Pewitt

Charlie Pewitt

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TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the ____ day of June, 2018.

Pat Hickman

Pat Hickman

Sheila Byrd

Sandra Selle

Janice Mabry

Kimberly S. Jaeger

Mindy Deboard

Curtis Stewart

Rita Cooper

Angela Cooper

Jenny Pewitt

George McNeill
By Jenny Pewitt, Attorney in Fact

Donald Pewitt

Charlie Pewitt

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Pat Hickman**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of June, 2018.

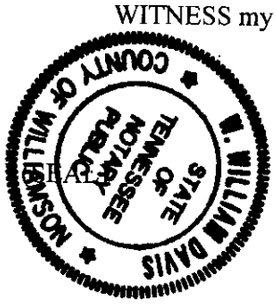
_____
NOTARY PUBLIC
My Commission Expires:

(SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sheila Byrd, Sandra Selle, and Janice Mabry,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 14th day of June, 2018.



_____
NOTARY PUBLIC
My Commission Expires: 12/19/20

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kimberly S. Jaeger**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of _____, 2018.

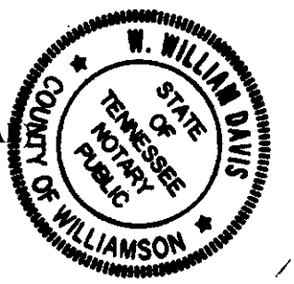
_____
NOTARY PUBLIC
My Commission Expires:

(SEAL)

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **George McNeil,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of June, 2018.



(SEAL)

NOTARY PUBLIC
My Commission Expires: 12/19/20

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donald Pewitt**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of _____, 2018.

_____
NOTARY PUBLIC
(SEAL) My Commission Expires:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charlie Pewitt**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of _____, 2018.

_____
NOTARY PUBLIC
(SEAL) My Commission Expires:

STATE OF PENNSYLVANIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rita Cooper**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of _____, 2018.

_____
NOTARY PUBLIC
(SEAL) My Commission Expires:

STATE OF UTAH
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Angela Cooper**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of _____, 2018.

_____
NOTARY PUBLIC
(SEAL) My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jenny Pewitt,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of _____, 2018.

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

(SEAL)

_____
NOTARY PUBLIC
My Commission Expires: 12/19/20

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **George McNeill**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of _____, 2018.

_____
NOTARY PUBLIC
My Commission Expires:

(SEAL)

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charlie Pewitt, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of _____, 2018.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY OF WILLIAMSON

_____
NOTARY PUBLIC
My Commission Expires: 12/19/20

(SEAL)

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charlie Pewitt**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of _____, 2018.

_____
NOTARY PUBLIC
My Commission Expires:

(SEAL)

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STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Pat Hickman**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of June, 2018.

(SEAL)

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sheila Byrd, Sandra Selle, and Janice Mabry**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of June, 2018.

(SEAL)

NOTARY PUBLIC
My Commission Expires:

STATE OF CALIFORNIA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kimberly S. Jaeger**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21 day of June, 2018.

(SEAL)

MATTHEW ROBERT MEEHAN
Notary Public - California
Orange County
Commission # 2168032
My Comm. Expires Oct 15, 2020

NOTARY PUBLIC
My Commission Expires: 10/15/20

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STATE OF CALIFORNIA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mindy Deboard**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21 day of June, 2018.

(SEAL)

MATTHEW ROBERT MEEHAN
Notary Public - California
Orange County
Commission # 2168032
My Comm. Expires Oct 15, 2020

NOTARY PUBLIC
My Commission Expires: 10/15/20

MATTHEW ROBERT MEEHAN
Notary Public - California
Orange County
Commission # 2168032
My Comm. Expires Oct 15, 2020

STATE OF CALIFORNIA
COUNTY OF Orange

Robert C Stewart

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Curtis Stewart~~, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21 day of June, 2018.

(SEAL)

MATTHEW ROBERT MEEHAN
Notary Public - California
Orange County
Commission # 2168032
My Comm. Expires Oct 15, 2020

NOTARY PUBLIC
My Commission Expires:

STATE OF PENNSYLVANIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rita Cooper**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of _____, 2018.

(SEAL)

NOTARY PUBLIC
My Commission Expires:

WITNESS my hand and official seal this ____ day of _____, 2018.

_____
NOTARY PUBLIC

(SEAL)

My Commission Expires:

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Curtis Stewart**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of _____, 2018.

_____
NOTARY PUBLIC

(SEAL)

My Commission Expires:

STATE OF PENNSYLVANIA
COUNTY OF Centre

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rita Cooper**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21 day of June, 2018.

Commonwealth of Pennsylvania - Notary Seal
Jonathon Michael Seymore, Notary Public
Centre County
My Commission Expires January 12, 2022
Commission Number 1322966

(SEAL)

Jonathon Michael Seymore
NOTARY PUBLIC

My Commission Expires: January 12, 2022

STATE OF UTAH
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Angela Cooper**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of _____, 2018.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **George McNeill,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of _____, 2018.

_____
NOTARY PUBLIC
My Commission Expires:

(SEAL)

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donald Pewitt,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of _____, 2018.

_____
NOTARY PUBLIC
My Commission Expires:

(SEAL)

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charlie Pewitt,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22 day of June, 2018.

(SEAL)

ELIZABETH LEVSEN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 10-23-2019

Elizabeth Levsen
NOTARY PUBLIC
My Commission Expires: 10/23/19

STATE OF UTAH
COUNTY OF Davis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Angela Cooper**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21st day of Oct, 2018.

NATASHA A MARES
Notary Public, State of Utah
Commission # 680600
My Commission Expires
October 15, 2018

(SEAL)

NOTARY PUBLIC
My Commission Expires: Oct 15, 2018

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jenny Pewitt, individually, and Jenny Pewitt as Attorney in Fact for George McNeill,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of _____, 2018.

(SEAL)

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donald Pewitt**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of _____, 2018.

(SEAL)

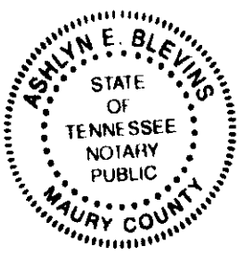
NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Pat Hickman**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 20th day of June, 2018.

(SEAL)



NOTARY PUBLIC
My Commission Expires: 7/21/20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sheila Byrd, Sandra Selle, and Janice Mabry**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of June, 2018.

(SEAL)

NOTARY PUBLIC
My Commission Expires:

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kimberly S. Jaeger**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of _____, 2018.

(SEAL)

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$295,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 25 day of June, 2018.

Affiant

NOTARY PUBLIC
My commission expires: 10/23/19

(SEAL)

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 10-23-2019

Grantee(s) Name, Address:	Send Tax Statement To:
Brad Williams, et ux	Brad Williams
PO Box 40934	PO Box 40934
Nashville, TN 37204	Nashville, TN 37204