THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 Bill Garrett Davidson County Batch# 117011 **DEEDWARR** 07/17/2018 11:19:24 AM 2 pgs Fees: $13.00 Taxes: $4,806.30 20180717-0069413	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **1,299,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF July, 2018. Notary Public MY COMMISSION EXPIRES: March 3 2020 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Underwood	owner	MAP 104-16-0-
1917 Beechwood Ave.		PARCEL 232.00
Nashville, TN 37212		
(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, **James Oliver Williams, Jr., Trustee of the James Oliver Williams, Jr. Revocable Living Trust and Mary Katherine Scott Williams, Trustee of the Mary Katherine Scott Williams Revocable Living Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James R. Underwood and Meg N. Underwood, husband and wife**

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 West part of Lot No. 220 on the Map of Belmont Land Company's Plan, of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 220 fronts 72.5 feet on the Southerly side of Beechwood Avenue and runs back 175.0 feet on the Easterly line and 175.31 feet on the Westerly line along the Easterly margin of an alley, to another alley in the rear, on which it measures 65.6 feet.

Being the same property conveyed to James Oliver Williams, Jr., Trustee of the James Oliver Williams, Jr. Revocable Living Trust dated April 16, 2014, and Katherine Scott Williams, Trustee (also known as Mary Katherine Scott Williams, Trustee) of the Katherine Scott Williams Revocable Living Trust dated April 16, 2014 (also known as the Mary Katherine Scott Williams Revocable Living Trust) by Quitclaim Deed from James Oliver Williams, Jr. and wife, Katherine Scott Williams, of record in Instrument No. 20140416-0031936, Register's Office for Davidson County, Tennessee, dated April 16, 2014 and recorded on April 16, 2014.

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.

This is IMPROVED property known as **1917 Beechwood Ave., Nashville, TN 37212.**

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 hands this the 16th day of July, 2018.

The James Oliver Williams, Jr. Revocable Living Trust

BY: James Oliver Williams Jr., Trustee
James Oliver Williams, Jr., Trustee

The Mary Katherine Scott Williams Revocable Living Trust

BY: Mary Katherine Scott Williams, Trustee
Mary Katherine Scott Williams, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **James Oliver Williams, Jr.** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of **The James Oliver Williams, Jr. Revocable Living Trust** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **James Oliver Williams, Jr.** as such **Trustee**.

Witness my hand and seal this the 16th day of July, 2018.

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, personally appeared **Mary Katherine Scott Williams,** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of **The Mary Katherine Scott Williams Revocable Living Trust** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Mary Katherine Scott Williams** as such **Trustee**.

Witness my hand and seal this the 16th day of July, 2018.

My Commission expires March 3, 2020

Notary Public