Karen Y Johnson Davidson County
Batch# 137387 DEEDWARR
09/05/2018 03:37:27 PM 2 pgs
Fees: $13.00 Taxes: $1,565.10
20180905-0088077

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $423,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2018.

Notary Public

My commission expires: 5-3-21

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joshua Todd Early	PINNACLE BANK	
1508 Fatherland St.	150 3rd Ave South, Ste 900	08313041900
Nashville, TN 37206	NASHVILLE, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MEREDITH FREEMAN MIDDLEBROOKS, ADMINISTRATRIX OF THE ESTATE OF AMY WILLIAMS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA TODD EARLY, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 119 on the Plan of Block N of Lindsley Home Place of record in Plat Book 2, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Herbert Joseph Williams, IV and wife, Amy Elizabeth Williams by Warranty deed from Andrew B. Walker, unmarried of record in Instrument No. 20010125-0007644 Register's Office for Davidson County, Tennessee, dated January 22, 2001 and recorded on January 25, 2001.

Being the same property conveyed to Amy Elizabeth Williams by Quitclaim deed from Herbert Joseph Williams IV of record in Instrument No. 20110323-0022631 Register's Office for Davidson County, Tennessee, dated February 22, 2011 and recorded on March 23, 2011.

Amy Elizabeth Williams died June 17, 2017 leaving heirs Clay Arden Williams and Magdalene P. Williams. Meredith Freeman Middlebrooks was designated the Administratrix C.T.A. and successor Trustee of the Williams Family Trust.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1508 Fatherland St., Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of August, 2018.

Estate of Amy Williams

Meredith Freeman Middlebrooks, Administratrix

Meredith Freeman Middlebrooks, Administratrix

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Meredith Freeman Middlebrooks, Administratrix of the Estate of Amy Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of August, 2018.

Notary Public

