3rd

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155465 **DEEDWARR**
10/31/2018 12:00:52 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20181031-0107810

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF October,2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 083
Bill Flum	Same	GROUP 100
404 N 17th Street		PARCEL 040.00
Nashville, Tennessee 37206		

For and in 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,

Ann Tillman-Husband, Thomas D Tillman, John Williams and Ann Williams-Ross, the heirs at law of Pamela Marie Tillman Estate

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Bill Flum

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 Lots Nos. 201 and 202 on the Map of McEwen Place, as of record in Book 332, page 133, of the Register's Office for said County,

Said Lots Nos 201 and 202 front together 60 feet on the Westerly side of 17th Street and run back between parallel line 129 feet to an alley.

Being the same property conveyed to Jack Tillman and wife Mary Elizabeth Tillman by Installment Deed from Orchard Hill Development Company, dated September 24, 2941, and recorded in Deed Book 1212, page 247, said Register's Office,

Being the same property conveyed to Billy C Tillman and wife Dorothy Ezell Tillman by Warranty Deed from Jack Tillman and wife Mary Elizabeth Tillman dated January 20, 1948, and recorded in Deed Book 1557, page 352, said Register's Office,

Being the same property conveyed to Pamela Marie Tillman by Quitclaim Deed from Billy C. Tillman, (Dorothy Ezell Tillman having pre-deceased her husband), dated December 3, 1992, and recorded in Deed Book 8803, page 879, said Register's Office.

See Affidavit of Heirship in Instrument No. 20181031-0107809, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Restrictive Covenants of record in Book 489 page 415, RODC.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as **404 N 17th Street, Nashville, Tennessee 37206**.

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 my hand and official seal at office this 29th day of October, 2018.

Ann Tillman-Husband

Thomas D Tillman, by

Michael Montana,
as attorney-in-fact

Ann Williams-Ross

John Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ann Tillman-Husband, John Williams and Ann Williams-Ross, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2018.

NOTARY PUBLIC

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 29, day of October, 2018, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Michael Montana, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Thomas D. Tillman, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Thomas D. Tillman.

Power of Attorney recorded in Instrument No. _____ in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 29 day of October, 2018.

NOTARY PUBLIC

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027