160,000

Karen Johnson Davidson County
Batch# 184699 **DEEDWARR**
01/16/2019 12:38:51 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20190116-0004611

WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/26/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/26/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Cream City Development, LLC	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	(NAME)	105040042000
1011 2nd Avenue S (ADDRESS)	(ADDRESS)	
Nashville, TN 37210 (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, **Keisha L. Williams, Executrix of The Estate of Minnie L Williams**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cream City Development, LLC**, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 114 on the Map of Trimble's First Addition to Nashville, of record in Book 19, Page 220, of the Register's Office for said County. Said Lot No. 114 fronts 50 feet on the northerly Hill Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Joe C. Williams and Minnie L. Williams by Warranty Deed dated March 31, 1966, of record at Book 4002, Page 339 in the Register's Office of Davidson County, Tennessee. Joe C. Williams preceased Minnie L. Williams leaving her as the remaining tenant by the entirety. Minnie L. Williams died on or about October 11, 2015 testate. Her will being probated in the Probate Court of Davidson County, Tennessee at Docket No. 17P1641.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 16 N. Hill St. Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-PRES-19-16

Witness my hand this 10th day of January, 2019.

ESTATE OF MINNIE L WILLIAMS

Keisha Williams, Executrix

By: Keisha Williams, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Keisha L Williams, Executrix of The Estate of Millie L Williams** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of January, 2019.

Notary Public

My Commission Expires: 7/9/22

LISA A. WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY