Box 14
Wilk#31723-5

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 207798 DEEDWARR
03/20/2019 09:40:48 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20190320-0025235

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (RE) Title No.: 60363
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Funez Realty Investments, LLC 3613 Village Trail Nashville, TN 37027	Funez Realty Investment, LLC 1008-A Villa Place Nashville, TN 37212-2309

TAX MAP PARCEL NUMBERS: 05006002200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$165,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Benjamin Alan Williamson and Stephanie Howard Gore as Co-Executors of The Last Will and Testament of Elynor S. Williamson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Funez Realty Investments, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Village By The Creek Section Two, Revised of record in Book 5200, page 784, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to A. Ray Williamson and wife, Elynor S. Williamson by Deed dated January 1, 1994 from Clifton D. Shaw and wife, C. Norene Shaw, of record in Book 9236, Page 536, Register's Office for Davidson County, Tennessee. The said A. Ray Williamson died January 20, 2012. Elynor S. Williamson died September 7, 2018. The Last Will and Testament of Elynor S. Williamson, of record in Docket No. 18P1689, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Benjamin Alan Williamson and Stephanie Howard Gore, as Co-Executors.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 784, said Register's Office, which Plan shows a 30 foot minimum building set back line from Village Trail and a 10 foot easement for public utility and drainage purposes along the northerly rear and easterly side lines of said lot; Restrictive Covenants of record in Book 6291, page 402, said Register's Office.

This is improved property, known as 3613 Village Trail, Nashville, TN 37207

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of March, 2019.

Stephanie Howard Gore, Co-Executor of The Last Will and Testament of Elynor S. Williamson

Benjamin Alan Williamson, Co-Executor of The Last Will and Testament of Elynor S. Williamson

State of Tennessee
County of Davidson

On this 19th day of March, 2019, before me the undersigned authority, personally appeared **Benjamin Alan Williamson as Co-Executor of The Last Will and Testament of Elynor S. Williamson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires: _____ Notary

State of Tennessee
County of Davidson

On this 19th day of March, 2019, before me the undersigned authority, personally appeared **Stephanie Howard Gore as Co-Executor of The Last Will and Testament of Elynor S. Williamson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires: _____ Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $165,000.00.

Affiant

Sworn and subscribed before me this 19th day of March, 2019.

My Commission Expires: 9/7/20 Notary

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY