THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190319605** Karen Johnson Davidson County Batch# 214724 **DEEDWARR** 04/08/2019 08:31:58 AM 2 pgs Fees: $13.00 Taxes: $573.50 20190408-0031377	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $155,000.00. Affiant Subscribed and sworn to before me, this 4th day of April, 2019. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Dwayne Lyndon Williams II 1145 Stockwell Drive Murfreesboro, TN 37128	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-13-0-291.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rita F. Griffith, Frances B. Taylor, Emily Ann Drake, Mary Elizabeth Campbell, John M. Forte and Charles W. Forte** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dwayne Lyndon Williams II , a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of West Nashville Heights of record in Plat Book 332, Page 127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included but expressly excluded from this conveyance is property conveyed to the State of Tennessee for the use and benefit of the Department of Highways and Public Works, of record in Book 3407, Page 369, Register's Office for said County.

Also included but expressly excluded from this conveyance is property conveyed to the State of Tennessee of record in Instrument Number 20020110-0003702, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Carl Thomas Forte, unmarried and Rita F. Griffith, married by Quit Claim deed from Carl Thomas Forte, unmarried of record in Instrument No. 20110505-0034498 Register's Office for Davidson County, Tennessee, dated April 28, 2011 and recorded on May 05, 2011.

The said Carl Thomas Forte having since died intestate on November 18, 2018 (*see Davidson County Probate No. 19P93*) leaving Rita F. Griffith, Frances B. Taylor, Emily Ann Drake, Mary Elizabeth Campbell, John M. Forte and Charles W. Forte, as his only heirs-at-law.

Being also known as 6014 Obrien Avenue Nashville, Tennessee 37209.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 127, Register's Office for Davidson County, Tennessee.

This is improved property located at 6014 Obrien Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of April, 2019.

Rita F. Griffith

Rita F. Griffith

Frances B. Taylor

Frances B. Taylor

Emily Ann Drake

Emily Ann Drake

Mary E. Campbell

Mary Elizabeth Campbell

John M. Forte

John M. Forte

Charles W. Forte

Charles W. Forte

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rita F. Griffith, Frances B. Taylor, Emily Ann Drake, Mary Elizabeth Campbell, John M. Forte, and Charles W. Forte, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of April, 2019.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY