THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721686**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $236,000.00. Remegilda C. Hill Affiant Subscribed and sworn to before me, this5th day of August, 2019. Notary Public My Commission Expires:

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 268663 DEEDWARR
08/08/2019 10:57:19 AM 2 pgs
Fees: $13.00 Taxes: $873.20

20190808-0079053

WARRANTY DEED

Address New Owner: Holly McWilliams 336 Ladybird Drive Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 135-05-0-075.00

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, **Remegilda C. Hill** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Holly McWilliams, an unmarried woman**("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. 90 on the Plan of Town Park Estates of record in Plat Book 3300, Pages 64 and 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 90 fronts 65.0 feet on the Easterly side of Ladybird Drive, and runs back 187.19 feet on the Northerly line and 188.7 feet on the Southerly line, to a line in the rear which measures 65.01 feet thereon.

Being the same property conveyed by Warranty Deed from William James Sadler, Jr. as to an undivided 1/3 interest: Rosemary Charlotte Sadler and William James Sadler, Jr., Co-Administrators of the Estate of Jeffrey David Sadler, deceased, and William Sadler, Jr., Steven Jerry Sadler, and Scott Michael Sadler, each individually as Heirs of The Estate of Jeffrey David Sadler, deceased, collectively as to an undivided 1/3 interest: and Rosemary Charlotte Sadler, Steven Jerry Sadler, and Scott Michael Sadler, each individually as the Heirs of Jerry Elmus Sadler, deceased, collectively as to an undivided 1/3 interest to Remegilda C. Hill as recorded on the 23rd day of May, 2019 in Instrument No. 20190523-0048743, Affidavits of Heirships in Instrument Nos. 20190523-0048739, 20190523-0048740, 20190523-0048741 and 20190523-0048742, Letters of Administration in Probate Docket No. 18P2004; Quitclaim Deed from Jeffrey David Sadler to Jeffrey David Sadler and Doug Brewington, as joint tenants with right of survivorship as recorded on the 1st day of September, 2010 in Instrument No. 20100901-0069416, Probate in Docket No. 10P291; Quitclaim Deed from Jeffrey David Sadler, Executor to Jeffrey David Sadler as recorded on the 31st day of August, 2010 in Instrument No. 20100831-0068985 and Warranty Deed from George D. Minton and wife, Donna G. Minton to William J. Sadler and wife, Pauline B. Sadler as recorded on the 8th day of February, 1991 in Deed Book 8290, Page 10, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TOWN PARK ESTATES, as recorded in Plat Book 3300, Page(s) 64 and 65, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 336 Ladybird Drive Nashville TN 37217

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 5th day of August, 2019.

Remegilda C. Hill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Remegilda C. Hill, 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 5th day of August, 2019.

Notary Public

My Commission Expires: _____

