Karen Johnson Davidson County
Batch# 269931 DEEDWARR
08/12/2019 12:31:30 PM 4 pgs
Fees: $23.00 Taxes: $777.00
20190812-0080192

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$210,000.00**

Affiant

Subscribed and sworn to before me, this **7th** day of **August, 2019.**

NOTARY PUBLIC
My commission expires: Pamela B. Matheney
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

Notary Public
PAMELA B. MATHENEY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Clarence E. Litton Jr. **Sharon G. Gellin**	**Clarence E. Litton Jr.** **Sharon G. Gellin**	**04207000500**
801 N. Graycroft Avenue		
Madison, TN 37115		

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 ACKNOWLEDGE, WE,

Dinah S. Williams and Linda Williams and Shannon (Williams) Smith and Tammie Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clarence E. Litton Jr. and Sharon G. Gellin

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:

Being Lot No. 45 on the Map of Section Two, Morning View Subdivision, as of record in Book 2133, page 99, Register's Office for said County, and described as follows:

BEGINNING at a point on the westerly margin of Graycroft Avenue, at the common corner of Lots 45 and 46; thence with the line between said lots, westerly 220.11 feet to a point; thence southwardly 174.76 feet to the northerly margin of Nesbitt Lane; thence with the margin of the same, eastwardly 200.39 feet to the beginning of a curve; thence along said curve northeastwardly 33.14 feet to the westerly margin of Graycroft Avenue; thence with the margin of said Avenue, northwardly 172 feet to the beginning.

HE2019-0164

201908120080192

Being the same property conveyed to Joseph Lee Williams and Dinah S. William from Julian Hume Williams and wife, Viva S. Williams by Warranty Deed dated 7/11/1975, and recorded in Book 4931, page 583, said Register's Office. The said Julian Hume Williams and wife, Viva S. Williams having retained a life estate in and to said property in said deed. Viva S. Williams having since passed away on 11/11/2002, thereby terminating her life estate. The said Julian Hume Williams having since passed away on 4/23/2008, thereby terminating his life estate. Joesph Lee Williams having since passed away on 2/12/2004 leaving Linda Williams, Shannon (Williams) Smith, and Tammie Williams as heirs at law per Affidavit of Heirship of record in Instrument No. 201908120080190 and Instrument No. 201908120080191, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as **801 N. Graycroft Avenue, Madison, TN 37115**.

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 in 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/our hand(s) this 7th day of **August, 2019**.

Dinah S. Williams

Linda Williams

Shannon (Williams) Smith

Tammie Williams

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, **Dinah S. Williams, Linda Williams, Shannon (Williams) Smith,** the within named Grantor(s), with whom I am personally acquainted (or 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 **7th** day of **August, 2019.**

Notary Public
My Commission Expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

HE2019-0164

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Witness my/our hand(s) this **7th** day of **August, 2019**.

_____
Dinah S. Williams

_____
Linda Williams

_____
Shannon (Williams) Smith

Tammie J Williams
Tammie Williams

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~Sumner~~ Cook

Tammie S Williams

Personally appeared before me, a Notary Public of said County and State, **~~Dinah S. Williams~~, ~~Linda Williams,~~ ~~Shannon (Williams) Smith~~**, the within named Grantor(s), with whom I am personally acquainted (or 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 **7th** day of **August, 2019.**

R E Miller
_____
Notary Public
My Commission Expires: 11-19-19

R E MILLER
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 19, 2019

HE2019-0164

True Copy Certification

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Jennifer McEwen, a notary public for this county and state, Christine Hutchinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

