#35035

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35035-09-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Affiant Subscribed and sworn to before me this 11th day of October, 2019. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Todd D. Williams Kelly B. Williams 3614 Woodmont Boulevard Nashville, TN 37215	Todd D. Williams Kelly B. Williams 3614 Woodmont Boulevard Nashville, TN 37215	Map and Parcel No.: 117 05 0 076 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, **Cecil Burton Dietz and Brenda Valiquette and Wallace W. Dietz, as sole heirs at law of Cecil Eugene Dietz, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Todd D. Williams and Kelly B. Williams, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3614 Woodmont Boulevard, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 302079 DEEDWARR
10/17/2019 10:21:30 AM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20191017-0106468

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of October, 2019.

Cecil Burton Dietz

Brenda Valiquette by Wallace W. Dietz Atty in Fact
Brenda Valiquette, by Wallace W. Dietz, her Attorney-in-fact

Wallace W. Dietz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cecil Burton Dietz and Wallace W. Dietz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of October, 2019.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXP 10-2-2023

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wallace W. Dietz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Brenda Valiquette, and he is authorized by Brenda Valiquette to execute this instrument on her behalf.

Witness my hand, at office, this 11th day of October, 2019.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXP 10-2-2023

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXP

EXHIBIT "A"

Being Lot No. 3 on the Map of the Henry Sperry Subdivision, as of record in Book 974, page 21.

Said Lot No. 3 fronts 100 feet on the northerly side of Woodmont Boulevard, and runs back between parallel lines, 315 feet to a dead line.

Being the same property conveyed to Cecil Eugene Dietz and wife, Emogene R. Dietz by deed dated May 5, 1971 from Andrew J. Coutras, Nick C. Coutras and Carol Coutras Johnson, as the only heirs at law of Christ Nick Coutras, deceased of record in Book 4499, page 588, Register's Office for Davidson County, Tennessee. Emogene R. Dietz having since died on October 16, 2017 leaving Cecil Eugene Dietz as surviving tenant by the entirety. Cecil Eugene Dietz having since died on May 17, 2019 leaving Cecil Burton Dietz, Brenda Valinquette, and Wallace W. Dietz as sole surviving heirs at law.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 117 05 0 076 00.
2. All matters appearing on the Plan of record as Book 974, page 21, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3965, page 862, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

