THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190923001** Karen Johnson Davidson County Batch# 323390 DEEDWARR 12/03/2019 08:33:13 AM 2 pgs Fees: $13.00 Taxes: $1,431.90 20191203-0124127	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $387,000.00. Affiant Subscribed and sworn to before me, this 26th day of November, 2019. Notary Public My Commission Expires:

MARY M. WENDL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Loewen Pride Properties, LLC 5738 Knob Road Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-05-0-005.00

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, **William David Williams, as heir and devisee and Rachel E. Williams Goad, individually and as the Administratrix of The Estate of William Braxton Williams, Jr** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Loewen Pride Properties, LLC**, a Tennessee limited liability company ("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. 57 on the Plan of Hillwood Park of record in Plat Book 3300, Pages 27 and 28, 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. 57 fronts 115.28 feet on the Northwesterly side of Knob Road, and extends back 482.7 feet on the Northeasterly line and 394 feet on the Southwesterly line, to a dead line in the rear, which is a broken line on which it measures 211.6 feet.

Being the same property conveyed to William Braxton Williams, Jr. and wife, Mary Louise Williams by Warranty deed from S. Briggs Burkhalter and wife, Jean E. Burkhalter of record in Book 3896, page 214, Register's Office for Davidson County, Tennessee, dated May 26, 1965 and recorded on May 28, 1965.

Said Mary Louise Williams now being deceased on October 26, 1994 in Davidson County, Tennessee.

Said William Braxton Williams, Jr now being deceased on December 6, 2017 in Davidson County, Tennessee. Probate Case of record in the Probate Court of Davidson County, Tennessee, Case Number 18P-405

Being also known as 5738 Knob Road 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 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page (s) 27 and 28, Register's Office for Davidson County, Tennessee.

This is improved property located at 5738 Knob Road 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 26th day of November, 2019.

The Estate of William Braxton Williams, Jr

BY: Rachel E. Williams Goad

Rachel E. Williams Goad, as Administratrix and individually

BY: William David Williams

William David Williams, heir

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rachel E. Williams Goad with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Administratrix of the Estate of William Braxton Williams, Jr., the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of November, 2019.

Nathan L. Powers

Notary Public

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 01/17/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William David Williams with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the heir of the Estate of William Braxton Williams, Jr., the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of November, 2019.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY