Name and Address of New Owner:
Elizabeth Williams and Khaymen J. Williams-Allen
364 Strasser Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 360478 DEEDWARR
02/19/2020 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,026.75
20200219-0018602

Map & Parcel No: 14813018000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Stephen T. House and Roger L. House in equal shares**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elizabeth Williams and Khaymen J. Williams-Allen, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A parcel and tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 88 on the Map of Fairlane Park, as of record in Book 2331, Page 108 in the Register's Office for said County.

Said Lot No. 88 fronts 85 feet on the north side of Strasser Dr. and runs back between parallel lines 178 feet to a dead line in the rear.

Being the same property conveyed to Stephen T. House and Roger L. House in equal shares by Quitclaim Deed from Bobbie H. House and Martha V. House dated August 23rd 2005 and recorded August 24th 2005 of record in Instrument No. 20050824-0101004, in the Register's Office for Davidson County, Tennessee. Bobbie H. House and Martha V. House retained a Life Estate in said Quitclaom deed. Further being the same property conveyed to Bobbie H. House and wife, Martha V. House by Warranty Deed from Fairlane Homes Company dated October 15th 1956 and recorded October 24th 1956 of record in Book 2598, Page 397 in the Register's Office for Davidson County, Tennessee. Bobbie H. House died. Martha V. House joins in the execution of the deed for the purpose of relinguishing her interest in the Life Estate.

This conveyance is subject to the current year's property taxes which have been prorated, 2020 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 364 Strasser Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of February, 2020.

_____(SEAL)
Stephen T. House

_____(SEAL)
Roger L. House

Martha House (SEAL)
Martha V. House

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of February, 2020, before me personally appeared Stephen T. House and Roger L. House and Martha V. House, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of February, 2020.

_____
Notary Signature
My commission expires: 11.8.21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $277,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
14th day of February, 2020.

_____
Notary Public
My commission expires: 11.8.21
File No. 20-815

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
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