

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$745,000.00** (Seven Hundred Forty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 30th day of June, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

Karen Johnson Davidson County
Batch# 456623 **DEEDWARR**
08/13/2020 02:05:53 PM 2 pgs
Fees: $13.00 Taxes: $2,756.50

20200813-0090912

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Leonora Zilkha Williamson 216 Cantrell Avenue Nashville, TN 37205	NEW OWNER	10413001300

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **JUDITH DRAPER, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LEONORA ZILKHA WILLIAMSON, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot No. 48 and the southerly 5 feet of Lot No. 47 in the Bransford Realty Company's Subdivision of Lots Nos. 6, 7, 9 to 19 inclusive and part of Lot No. 8 in Block "F" in Whitland Realty Company's Subdivision, as of record in Book 547, page 53, Register's Office for said County.

Said Lot No. 48 and part of Lot 47 adjoin and front together 70 feet on the east side of Wilson Avenue, now Cantrell Avenue, and run back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Danny Lee Smith and wife, Judith Draper by deed from Robert K. Payne and wife, Virginia H. Payne of record in Book 5906, Page 213, Register's Office for Davidson County, Tennessee. And further conveyed to Judith Draper by deed from Danny Lee Smith of record in Book 8446, Page 751, dated September 4, 1991 and recorded September 20, 1991, Register's Office for Davidson County, Tennessee.

Being also known as 216 Cantrell Avenue, Nashville, Tennessee 37205.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **216 CANTRELL AVENUE** **NASHVILLE, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2020055641

WITNESS, this 30th day of June, 2020

Judith Draper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of June, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Judith Draper** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of June, 2020.

Notary Public

Commission Expires:

LTSR Number:

GTE File: 2020055641