WARRANTY DEED

Karen Johnson Davidson County
Batch# 712939 DEEDWARR
09/10/2021 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210910-0121626

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bennet LeMaster	FirstBank	071 08 0 385.00
(NAME)	(NAME)	
2042 Oakwood Avenue	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **The Estate of Ruth Mae Turner Williams**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bennet LeMaster, a single woman, and Michael F. Walton and Adrian Walton, husband and wife, as tenants in common with rights of survivorship**, 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:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 318 on the Plan of Shepardwood Subdivision, Part 3, as shown on Plat of record in Book 4660, Page 186, and Corrected on Plat of record in Book 5210, Page 158, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ruth Turner and Lillian Randolph by Warranty Deed from Roger J. Gonzalez and wife Mary F. Gonzalez by deed dated February 29, 1988, filed of record on May 4, 1988, of record in Book 7484, Page 119, Register's Office for Davidson County, Tennessee. Lillian Randolph died intestate on August 1, 1992 leaving her daughter, Ruth Turner aka Ruth Williams, as her sole heir at law.

Further being the same property conveyed to Ruth Williams by Quitclaim Deed from Ruth Turner, by deed dated March 4, 1999, filed of record on March 10, 1999, of record in Book 11377, Page 702, Register's Office for Davidson County, Tennessee. Ruth Turner is one and the same as Ruth Williams. Ruth Williams, a/k/a Ruth Mae Turner Williams died testate a resident of Davidson County, Tennessee on August 6, 2019. See Probate Case No.

20P1856 in the 7th Circuit Court for Davidson County, Tennessee which includes an order approving the sale of said property and authorizing Ernestine T. Moore and Annie Ruth Westmoreland to execute the deed as Co-Executrices. The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2042 Oakwood Avenue, Nashville, TN 37207

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 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 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 our hands this 3rd day of September, 2021.

The Estate of Ruth Mae Turner Williams

BY: Ernestine T. Moore
Ernestine T. Moore, Executrix

BY: Annie Westmoreland
Annie Ruth Westmoreland, Executrix

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

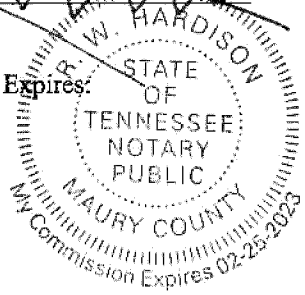
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Ernestine T. Moore and Annie Ruth Westmoreland, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Executrices of The Estate of Ruth Mae Turner Williams, the within named bargainor, and that they as such Executrices being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of September, 2021.

Notary Public

My Commission Expires:

(SEAL)



Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **September 3, 2021**.

Date

Tonya Loftin
Affiant Signature

September 8, 2021
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 8th day of September, 20 21.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)