WARRANTY DEED

RE RECORD BOOK 11512 PG. 701

BOOK 11391 PG. 862

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS $125,130.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 1999.

Notary Public

MY COMMISSION EXPIRES: May 27, 2001.
(AFFIX SEAL)

NOTARY PUBLIC
MICHAEL J. PHILBIN
DAVIDSON COUNTY, TENN.
AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Nixon	Michael Nixon	116-2-B-75CO
(NAME) 638 Timber Lane	(NAME) 638 Timber Lane	08DZ78408
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Robert Hewitt Smith and Joan McCoy Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Nixon, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 93 on the Final Plat of Caldwell Close in Hill Place, of record in Plat Book 9700, Page 191, a revision of the final plat of Hill Place of record in Plat Book 7900, Page 932, as amended by Surveyor's Certificates of Correction in Book 9854, Page 235 and Book 10058, Page 112 of record in the Register's Office for Davidson County to which reference is made for a more complete and accurate legal description.

Being the same property conveyed to Robert Hewitt Smith and Joan McCoy Smith, Tenants in Common by deed from Ann W. Peffen, unmarried of record in Book 11278, Page 337 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all provisions of the Declaration of Protective Covenants, Conditions & Restrictions for Hill Place as of record in Book 9645, Page 85, as amended in Book 9658, Page 19 and further amended in Book 10872, Page 520, all in said Register's Office, and to all matters shown on the referenced subdivision Plat as amended.

unimproved ☒
This is improved ☐ property, known as 539 Close Lane, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 18th day of March, 1999.

Robert Hewitt Smith
Robert Hewitt Smith

Joan McCoy Smith
Joan McCoy Smith

THIS INSTRUMENT IS BEING RERECORDED FOR THE PURPOSE OF CORRECTING THE GRANTORS AND THE GRANTEE.

FILED
MAR 19 AM 10:39
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

05633O!

STATE OF TENNESSEE

COUNTY OF DAVIDSON

RE RECORD BOOK 11512 PG. 702

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Hewitt Smith and Joan McCoy Smith, the bargainors, 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 and official seal at Nashville, Tennessee this 18th day of March, 1999.

Commission expires: May 27, 2001

Michael J. Philbin Notary Public

BOOK 11391 PG. 863

RE-RECORD

IDENTIFICATION REFERENCE

0595874

99 JUN -4 PM 2:04

ALL TAXES PAID REGISTER

DAVIDSON COUNTY, TN.

5486 06/04 0101 03CHECK 10.00

0924 03/19 0101 03CHECK 473.98