WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2001.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY PUBLIC AT LARGE Exp.05/27/2001

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/26/01 13:57 2pgs
Fees:11.00 Taxes:680.80

20010326-0028741

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward D Smith	Edward D Smith	**MAP 126-15-A**
(NAME) 604 Daniel Court	(NAME) 604 Daniel Court	**PARCEL 89CO**
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(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, Helen H. McVoy, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD D. SMITH AND WIFE JENNIFER M. SMITH, 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:

Being Lot No. 108 on the Plan of Boone Trace at Biltmore, Phase One, as of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Helen H. McVoy, a Single Person by deed from Fox Ridge Homes, Inc. of record in Deed Book 10933, page 360, Register's Office for said County.

Being the same property conveyed to Helen H. McVoy, a Single Person by deed from Fox Ridge Homes, Inc a/k/a NVR Fox Ridge Inc. of record in Deed Book 109330, page 360, Register's Office for said County.

unimproved ☒

This is improved ☐ property, known as 604 Daniel Court, Nashville, TN 37221

(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 23rd day of March, 2001.

Helen H. McVoy by: Attorney in fact
Helen H. McVoy

STATE OF Tennessee
COUNTY OF Davidson

On this the 3/23/2001, before me personally appeared Becky McVoy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Helen H. McVoy, and who acknowledged that Helen H. McVoy executed the same as the free act and deed of the said Helen H. McVoy by virtue of that Power of Attorney, duly executed by the said Helen H. McVoy and appearing of record as instrument # 20010220-0015297 of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, this 23rd Day of March, 2001

My Commission Expires: 9/28/02

Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 28, 2002

File Number: 12103124
RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027