WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/02 10:07 2pgs
Fees:13.00 Taxes:258.63

20020301-0026024

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Kathleen J. Page
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: April 10, 2004.
(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
MY COMMISSION EXPIRES JANUARY 25TH, 2006

Return To:

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Page	Home Financial Group, LLC	52 175
(NAME) 262 Neelys Bend Road	(NAME) Three Maryland Farms, Ste 155	Group 1
(ADDRESS) Madison, TN 37115	(ADDRESS) Brentwood Tennessee 37027	
(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, Glen R. Smiley and Don N. Smiley and Clarice F. Smiley , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathleen Page, unmarried , 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:

All that certain plat, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the county of Davidson, and the State of Tennessee, being more particularly described as follows, to-wit:

Certain Real Estate in Davidson County, Tennessee as follows: being Lot 15 and the West 22 ½ feet of Lot No. 16 of Block "G" on the revised plan of Power and Roth's Madison Park Subdivision of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 and part of Lot No. 16 adjoin front together 71 ½ feet on the South said of Neely's Bend road and run back between parallel line 200 feet to a dead line.

Being the same property conveyed to Glen R. Smiley and Don N. Smiley as Co-Trustees of the Lloyd E. Smiley, marital trust dated December 17, 1996, by Co-Trustee's Quitclaim Deed of record in Instrument no. 20011026-0117453 and by Co-Trustee's Quitclaim Deed to Clarice F. Smiley from Don N. Smiley and Glen R. Smiley, co-trustees of the Lloyd E. Smiley and Clarice F. Smiley Revocable Living Trust dated December 17, 1996, of record in Instrument No. 20011026-0117454 Register's Office for Davidson County, Tennessee. The grantors herein are the attorneys-in-fact for Clarice F. Smiley by virtue of the Durable Power of Attorney of Clarice F. Smiley of record in Book 1154, Page 779, Register's office for Sumner County, Tennessee, [illegible] Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 262 Neelys Bend Rd., Madison, TN 37115

(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 15th day of February, 2002.

Clarice F. Smiley Jeff Don N. Smiley [redacted] Glen R Smiley - Trustee

Clarice F. Smiley

Jeff attorney in fact

Glen R. Smiley

Don N. Smiley - Trustee

Don N. Smiley

Clarice F. Smiley By Glen R Smiley

Attorney-IN-FACT

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Clarice F. Smiley and Glen R. Smiley and Don N. Smiley the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 02/15/02

My Commission Expires:_____ _____
Notary Public

File Number2201013

RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

State of Tennesee
County of Sumner

Before me personally appeared Glen R. Smiley and Don N. Smiley, Co-Trustees of the Llo E. Smiley and ClariceF. Smiley Revocable Living Trust dated December 17, 1996 and as Co-trustees of the Lloyd E. Smiley Marital Trust, proved to me on the basis of satisfactory evidence, and who acknowledged that they ex[illegible] the within instrument as such Co-trustees and for the purpose therein contained.

My Commission Expires:_____ _____
Notary Public

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

MY COMMISSION EXPIRES JANUARY 25TH, 2006

State of Tennessee
County of Sumner

Before me personally appeared Don N. Smiley and Glen R. Smiley, attorneys-in-fact under the Durable Power of Attorney of Clarice F. Smiley, proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained and in behalf of Clarice F. Smiley as her free act and deed.

My Commission Expires:_____ _____
Notary Public

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

MY COMMISSION EXPIRES JANUARY 25TH, 2006