39-B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2002.

KENNETH M. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Notary Public

MY COMMISSION EXPIRES: 7-30-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brett Sheriff	National Bank of Commerce	105-13-0 337.00
(NAME)	(NAME)	
915 Bradford Avenue	115 29th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204	Nashville, TN 37212	
(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, Tilda S. Fleming, unmarried and Beverly Smith and husband, Thomas Smith, as joint tenants with rights of survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brett Sheriff and Mary Jenkins Hardin, as joint tenants 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, being Lot No. 37 on the Map of Waldkirch Subdivision of Lots Nos. 8 and 9 of the W. L. B. Lawrence Plan, as of record in Book 421, page 90, Register's Office for said County.

Tilda S. Fleming , Tilda M. Fleming, Tilda Mae Fleming and Tilda Fleming are one and the same person.

The said Thomas Smith joins in the execution for the purpose of conveying all his marital rights.

Being the same property conveyed to TILDA S. FLEMING AND BEVERLY SMITH, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from TILDA S. FLEMING, of record in Book 10530, page 907, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 915 Bradford Avenue, Nashville, TN 37204

(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 our hands this 21st day of June, 2002.

Thomas Smith
Thomas Smith

Tilda S. Fleming
Tilda S. Fleming by Thomas Smith
by: Thomas Smith, Attorney-In-Fact

Beverly Smith
Beverly Smith

Davidson County DEEDWARR
Recvd: 06/25/02 12:33 2pgs
Fees:13.00 Taxes:380.73

20020625-0076134

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 21st day of June, 2002, before me personally appeared Thomas Smith, 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 Tilda S. Fleming, and who acknowledged that he executed the same as the free act and deed of the said Tilda S. Fleming by virtue of that Power of Attorney, duly executed by the said Tilda S. Fleming and appearing in Instrument No. 20020625-0076133, of the Register's Office of Davidson County, Tennessee.

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 Beverly Smith the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of June, 2002.

Commission expires:

RICHARD MANSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

Notary Public