Davidson County DEEDWARR
Recvd: 09/09/02 14:52 2pgs
Fees:13.00 Taxes:565.73

20020909-0109088

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,900.00.

Affiant

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE AUGUST 30, 2002.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon F. Shanks	Columbia National, Inc.	Map 15-13Parcel 86
115 Fields Drive	7142 Columbia Gateway Drive	
Old Hickory, Tennessee 37138	Columbia, Maryland 21046	
(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, **BETTY L. SMARTT, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDON F. SHANKS AND WIFE, CHRISTINA M. SHANKS** , 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. 15 on the Plan of Jackson Acres, 6th Civil District, as of record in Plat Book 3500, Page 107, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Betty L. Smartt by Warranty Deed from Frank P. Lashlee, Jr. and wife, Shannon Speakman Lashlee, of record in Book 8409, Page 365, Register's Office, Davidson County, Tennesssee.

This is the same description as in previous deed of record.
This conveyance is subject to Restrictive Covenants of record in Book 3799, Page 631, as amended in Book 3833, Page 870, Register's Office, Davidson County, Tennessee.
This conveyance is subject to an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Damage of record in Book 890, Page 21, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 115 Fields Drive, Old Hickory, TN 37138

(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 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 August 30, 2002.

Betty L Smartt

Betty L. Smartt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named Betty L. Smartt, an unmarried person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this August 30, 2002

Commission expires: 3/11/06

LOUISE N. TURPIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

Louise N. Turpin

Notary Public