WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE KNOX CO. TENN

My Commission Expires April 01, 2006

THIS INSTRUMENT WAS PREPARED BY
, 412 N. Cedar Bluff Road, Knoxville, TN 37923

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PAR. OR GROUP NO.
Natalie Elise Marler	Natalie Elise Marler	
(NAME)	(NAME)	
79 Brookwood Terrace	79 Brookwood Terrace	103 140 033.00
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37205	
(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, **Sarah B. Smith**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Natalie Elise Marler**, 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. :

See Attached Exhibit "A"

unimproved ☒

This is improved ☐ property, known as 79 Brookwood Terrace, 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of January, 2003.

Sarah B. Smith
Sarah B. Smith

Carl M. Smith
by Sarah B. Smith
POA

Davidson County DEEDWARR
Recvd: 02/21/03 14:18 3pgs
Fees:18.00 Taxes:699.30

20030221-0023457

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Sarah B. Smith, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Knoxville, Tennessee this

Commission expires:

Nicole C. Chiddix

Notary Public

NICOLE C. CHIDDIX NOTARY PUBLIC AT LARGE KNOX CO. TENN
My Commission Expires April 01, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named Bargainor, Sarah B. Smith, with whom I am personally acquainted with and who acknowledged that she executed the foregoing instrument on behalf of Carl M. Smith, and acknowledged that she executed the same as the free act and deed of Carl M. Smith.

WITNESS my hand and official seal this 27th day of January, 2003.

My commission expires:

Nicole C. Chiddix

Notary Public

NICOLE C. CHIDDIX NOTARY PUBLIC AT LARGE KNOX CO. TENN
My Commission Expires April 01, 2006

File No.: 100249

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit"

BEING Lot No. 34 on the revised plan of Hillwood Terrance Section 2, of record in Book 3300, Page 73, Register's Office for said County.

SAID Lot No. 34 fronts 95.0 feet on the southwesterly margin of Brookwood Terrace and extends back 235.6 feet on the northwesterly line and 232.3 feet on the southeasterly line to a dead line in rear, measuring 95.0 feet thereon.

BEING the same property conveyed to Sarah B. Webb now known as Sarah B. Smith from Walter Allen Webb by Quit Claim Deed dated March 23, 1998 of record in Book 10988, Page 133 in the Register's Office for Davidson County, Tennessee.