WARRANTY DEED

My Commission Expires Jan. 15, 2003

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of April, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JOSSELYN ADKINSON	1ST TRUST BANK FOR SAVINGS	162-02
(NAME)	(NAME)	058
4042 Keeley Drive	P.O. BOX 17257	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis, TN 37187-0257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jason Farris Smith and wife, Samantha Smith**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto Josselyn Adkinson, hereinafter called the Grantee(s), 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. 96 on the plan Colewood Acres, Section 2, of record in Book 3700, page 135, said Register's Office for Davidson County, Tennessee.

SAID Lot No. 96, which is a corner lot, fronts 107.4 feet on the southeasterly margin of Suzann Drive and fronts 74.20 feet on the northeasterly margin of Keely Drive, said frontages being joined by a curve having a length of 37.82 feet, and extends back 124.7 feet on the southeasterly line and 111.4 feet on the northeasterly line to a point of intersection.

Being the same property being conveyed Jason Farris Smith and wife, Samantha Smith by deed from Jane Ellen Satterly, unmarried, of record in Book 11133, Page 152, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 4042 Keeley Drive, Nashville, TN, 37211.

(House Number) (Street) (City or Town) (State) (Zip

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hand s, this 30th day of April, 2003.

Jason Farris Smith

Samantha Smith

Davidson County DEEDWARR
Recvd: 05/06/03 12:49 2pgs
Fees:13.00 Taxes:425.13

20030506-0060189

(SELLER)

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 Jason Farris Smith and wife, Samantha Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of April, 2003.

My Commission Expires: 03/31/07

Notary Public

