WARRANTY DEED

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 9-30-06

(AFFIX SEAL)

JEFFERY W. HART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0324

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brady M. Smith	Capital Bank & Trust Company	083-09-0-477.00
(NAME)	(NAME)	
110 South 16th Street	1820 West End Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37203	
(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, I, Catherine R. Latino HEREINAFTER CALLED THE GRANTOR HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brady M. Smith, 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:

Being the southerly 49 ½ feet of Lots Nos. 14, 15, and 16 on the plat of Lindsley Park Addition, as of record in Book 547, Page 76, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 14, 15, and 16 fronts 49 ½ feet on the westerly side of South 16th Street and runs back between parallel lines, with the northerly margin of Holly Street, 150 feet to a dead line.

Being the same property conveyed to John E. Miller by Warranty Deed from Mary Jane Clendening, dated June 30, 1976, of record in Book 5041, Page 660, Register's Office for Davidson County, Tennessee. The said John E. Miller having since died a widower on July 2, 2003, having devised said property to* Will of record in Volume 5421\1200330, in the Circuit Court of the State of Tennessee, 20th Judicial District, Davidson County, Seventh Circuit, Probate Division.
*Catherine R. Latino by
THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 110 South 16th Street, Nashville, TN 37206
(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 hand this 5th day of August, 2003.

Davidson County DEEDWARR
Recvd: 08/08/03 15:33 2pgs
Fees:13.00 Taxes:336.70
20030808-0113587

Catherine R. Latino
Catherine R. Latino

STATE OF COLORADO

COUNTY OF PUEBLO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Catherine R. Latino. 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 Brentwood, Tennessee this 5th day of August, 2003.

Commission expires:

My commission expires Aug. 20, 2006

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212