Realty 48-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 11-27-06
(AFFIX SEAL)

ROBBIN TEASLEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 09/03/03 14:15 2pgs
Fees:13.00 Taxes:383.69

20030903-0127707

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D Hargraves Jr.	AmSouth Bank	Map 84-14
(NAME) 2201 Dearborn Drive	(NAME) 2050 Parkway Office Circle	Parcel 65.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Birmingham, AL 35244	
(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,
Deborah Brown (now Smith) and husband Harlan Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John D Hargraves Jr., 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. 129 on the Plan of Walnut Grove, as of record in Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Deborah Brown, unmarried by deed from Gregory M Padfield and wife Nancy C Padfield of record in Deed Book 9709, page 812, Register's Office for said County. Deborah Brown having since married now known as Deborah Smith

Harlan Smith joins in this conveyance to convey any and all rights he may have in this property.

Restrictive Covenants of record in Deed Book 2272, Page 541, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 2201 Dearborn Drive. Nashville, TN 37214
(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/our hand(s) this 29th day of August, 2003.

Deborah Brown Smith
Deborah Brown Smith

Harlan Smith
Harlan Smith

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Deborah Brown Smith and husband Harlan Smith the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8/29/2003

My Commission Expires: 1-23-06

Notary Public

WILSON CO. TENN. NOTARY PUBLIC AT LARGE TRACEY TRUITT-HOUR

File Number23080276
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122