Box 13 # 7809

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$277,700.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Walker	Fremont Investment & Loan	105-9-364
(NAME)	(NAME)	
900 Wedgewood Avenue	4343 Anchor Plaza Parkway Suite 150	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203	Tampa, FL 33634	
(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, Brian Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Walker, 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:

Land in Davidson County, Tennessee, being the southeast part of Lot No. 21 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee.

Beginning at the northwest corner of Grove Avenue and Elliott Avenue, being the southeast corner of said Lot No. 21; thence with the northerly margin of Grove Avenue westerly 50 feet; thence northerly 170 feet to a point; thence easterly 45 feet to a point on the westerly margin of Elliott Avenue; thence with the said margin southerly 168 feet to the point of beginning.

Being the same property conveyed to Brian Smith and Gerald C. Smith and wife, Elizabeth J. Smith, by deed of record in Instrument No. 20010706-0072134, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian Smith, Gerald C. Smith and wife, Elizabeth J. Smith, by deed of record in Instrument No. 20010706-0072134, Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to Brian Smith, by deed of record in Instrument No. 20040518 0058010, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 900 Wedgewood Ave., Nashville, TN 37203
(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.

Davidson County DEEDWARR
Recvd: 05/18/04 11:19 2pgs
Fees:13.00 Taxes:1027.49

20040518-0058011

Witness my hand this 27th day of April, 2004.

Brian Smith

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 Brian Smith with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of April, 2004.

Commission expires: May 28, 2006

Notary Public

NOTARY PUBLIC

COUNTY, TENN.

My Commission Expires MAY 28, 2006