WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/04 15:06 2pgs
Fees:13.00 Taxes:2012.80

20041102-0131980

ANN M. LEDET NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $544,000.00

John M Well
Affiant

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

Ann M. Ledet
Notary Public

MY COMMISSION EXPIRES: 7/25/2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Lee Smith	New Owner	Map 104-14-G
(NAME) 95 Victoria Park	(NAME)	Parcel 56.00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **DANIEL E. SALLEY AND WIFE, ANNE B. SALLEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M. LEE SMITH,** 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 Lot No. 97 on the Revised Final Plan of Whitworth of recor din Book 7900, Pages 140-144, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Daniel E. Salley and wife, Anne B. Salley by deed from Melissa Kurtz Blackburn, dated February 28, 2001, of record in Instrument No. 20010301-0019241, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 7900, page 140-144, said Register's Office; (c) Charter of record in Book 8090, Page 691 and Book 8283, Page 523, said Register's Office; (d) Restrictive covenants of record in Book 8026, page 305, Book 8282, Page 45, Book 9144, Page 153, and Book 9778, Page 27, said Register's Office; and (c) and Quitclaim Deed to homeowners association of record in Book 9778, Pages 29 and 32, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 95 Victoria Park, 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.

Daniel E. Salley as attorney-in-fact for Anne B. Salley, pursuant to Limited Power of Attorney recorded in Instrument No. 20010301-0019242, Register's Office for Davidson County, Tennessee, does hereby authorize and sign in behalf of Anne B. Salley.

Witness our hands this 27th day of October, 2004.

Anne B. Salley
Anne B. Salley
BY: Daniel E. Salley, Attorney in Fact

Daniel E. Salley
Daniel E. Salley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Daniel E. Salley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Anne B. Salley, and who acknowledged that he executed the same as the free act and deed of Anne B. Salley.

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

Commission expires:

Notary Public

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 Daniel E. Salley, the bargainor, 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 purposes therein contained.

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

Commission expires:

Notary Public