# WARRANTY DEED

*After recording return to:*
**Gober Title & Escrow**
**4989 Lebanon Pike**
**Old Hickory, TN 37138**
**Ph. 615-232-5939**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Patricia K. Gober
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12/17/04.

TINA NICHOLS NOTARY PUBLIC RUTHERFORD COUNTY, TENNESSEE LARGE

Tina Nichols
Notary Public

MY COMMISSION EXPIRES: 6/28/08

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Michael Troy Haley, Attorney (NAME) | 1100 Kermit Dr Ste 204, Nashville, TN 37217 (ADDRESS)

| ADDRESS NEW OWNERS(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Kelly L. Davis** (NAME) | Same (NAME) | **64-13-0-B** |
| **805 Conway Place** (STREET ADDRESS/ROUTE NUMBER) | (STREET ADDRESS) | **112.00 CO** |
| **Old Hickory, TN 37138** (CITY/STATE/ZIP) | (CITY/STATE/ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

**Freida M. Smith, unmarried**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly L. Davis, unmarried**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 3, on the Plan of Conway Court, Phase III-Revision, of record in Book 7900, Page 689, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Freida M. Smith, unmarried, by Warranty Deed from Barry Wayne Canter and Jeffrey Scott Peck, both unmarried, dated December 18, 1998, recorded December 21, 1998, of record in Book 11261, page 66, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 12/30/04 12:58 2 pgs
Fees:13.00 Taxes:453.25

20041230-0154775

**Subject to the following: all matters shown on Plat of record at Book 7900, page 689, Register's Office for Davidson County, Tennessee; restrictive covenants and by-laws of record in Book 9466, page 242, Register's Office for said County, and otherwise of record; zoning and/or health department regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey; county property taxes for current year were prorated as of date of deed and paid at closing.**

**This is unimproved ( )**
**Improved ( X ) property, known as 805 Conway Place (House Number/Street) Old Hickory (City/Town) TN (State) 37138 (Postal Code)**

**TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 17th day of December, 2004.**

Freida M. Smith
**FREIDA M. 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 **Freida M. Smith, unmarried,** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ____she____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville, TN**, this **12/17/04**.

_____Notary Public

Commission Expires: 9/20/2008

