Return to: Smith Shores ASSOC
546 Conference Dr Ste 4
Goodlettsville, TN 37072

	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00. X _____ *Affiant* SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE JANUARY 14, 2005. _____ *Notary Public* MY COMMISSION EXPIRES: 3/25/07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/20/05 10:48 2 pgs
Fees:13.00 Taxes:573.50
20050120-0007354

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rusty Danmyer	SAME	Map 96-9, Parcel 68.00
2715 Emery Drive		3DZ 10090
Nashville, Tennessee 37214		
(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, **WILLIAM ANTHONY STREET, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUSTY DANMYER** , AN UNMARRIED PERSON 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 16 on the plan of Meadowview Acres, as of record in Plat Book 2133, Page 50, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to William Anthony Street, unmarried by deed from Nancy R. Lacy, unmarried of record in Instrument #20020528-0064075, Register's Office, Davidson County, Tennessee.
William H. Baird executed this instrument on behalf of William Anthony Street pursuant to a Power of Attorney of record in Instrument #20041109-0135267, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
This conveyance is subject to Restrictions of record in Book 2144, Page 517 and Instrument #20021009-0123329, Register's Office, Davidson County, Tennessee.
This conveyance is subject to a easement for T.V.A. Power Lines of record in Book 1291, Page 109 and Book 1432, Page 596, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 2715 Emery 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 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 January 14, 2005.

William Anthony Street By [illegible]

William Anthony Street
By: William H. Baird, Attorney-in-Fact Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William H. Baird as Attorney-in-Fact for William Anthony Street, 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 and who further acknowledged that William H. Baird is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville , Tennessee, this the 14th day of January, 2005.

Louise N. Turpin
Notary Public

My Commission Expires: 3/11/06

LOUISE N. TURPIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE