WARRANTY DEED

BRENDA ANNE WILSON NOTARY PUBLIC FOR STATE OF TENNESSEE DAVIDSON COUNTY, TN
My Commission Exp. SEPT 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin Smith	Melvin Smith	081-15-0-581
(NAME)	(NAME)	
1724 Jefferson St.	4634 CLARKSVILLE PIKE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	NASHVILLE, TN 37218	
(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, John L. Hughes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melvin Smith, and wife, Linda 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1724 Jefferson St., Nashville, TN 37208
(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 hand this 21st day of January, 2005.

Davidson County DEEDWARR
Recvd: 02/07/05 15:17 2 pgs
Fees:13.00 Taxes:166.50
20050207-0014234

John L. Hughes

Margaret B. Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BRENDA ANNE WILSON NOTARY PUBLIC FOR STATE OF TENNESSEE DAVIDSON COUNTY, TN
My Commission Exp. SEPT 22, 2007

Witness my hand and official seal at Nashville, Tennessee this

Commission expires:

Notary Public

*and wife Margaret B. Hughes

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John L. Hughes, the bargainor, ~~who~~ with whom I am personally ~~acquainted~~ 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 ~~Nash~~ Nashville, Tennessee, this 21st day of ~~February 2005~~ January 2005.

EXHIBIT A

Land in Davidson County, Tennessee, being Part of Lot 40, Hardings Addition Subdivision of record in Plat Book 21, Register's Office for said County.

Being the same property devised to Grantor John L. Hughes by Last Will and Testament of C.A. Hughes, Jr., of record in Will Book 101, Page 285, Register's Office for Davidson County, Tennessee.

Said property having a physical street address of 1724 Jefferson Street, Nashville, Tennessee 37208.