WARRANTY DEED

ROBIN R. KELLER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: November 24, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 1602 W. Northfield Blvd., Suite 500, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Edmondson	Crown Mortgage Services	018-16-0-057.00
(NAME)	(NAME)	
419 Bell Street	833-C Wren Road.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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, I, **Doug Smith, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Edmondson**, 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:

TRACT I:

Land in Davidson County, Tennessee, being situated in the town of Goodlettesville, Tennessee, located on the west side of Bell or Reed Road;

Beginning at a point, Preston Cantrell's northeast corner; thence with Preston Cantrell's north boundary line west 105 feet, more or less, to Burton's east boundary line; thence north with Burton's east boundary line 57 feet to Mary Joyner's south boundary line; thence east with Mary Joyner's south boundary line 105 feet, more or less, to the west margin of Bell Street; thence south with margin of said Bell street 70 feet to the beginning, more or less.

TRACT II:

Land in Davidson County, Tennessee, being more particularly described as follows: Beginning at a point in the western boundary of the Charles R. Burton land which point is 82 feet north of the northeast corner of the Martha Hendricks lot; running thence north along the western boundary of said Burton property 68 feet to a point; and running back between said points, between parallel lines, 50 feet to a dead line.

Being the same property conveyed to Doug Smith, unmarried by Deed from Michael Brant and wife, Carol Brant of record in Instrument # 200207290090456, dated July 25th, 2002, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2005, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan and any restrictions of record in the Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 419 Bell Street, Goodlettesville, TN 37072
(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 2nd day of February, 2005.

Davidson County DEEDWARR
Recvd: 02/11/05 14:42 2 pgs
Fees:13.00 Taxes:270.10

20050211-0016139

Doug Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Doug Smith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 2nd day of February, 2005.

Notary Public

My Commission Expires: 11/24/08

