WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/15/05 13:54 2 pg
Fees:13.00 Taxes:606.43

20050615-0068532

LEEZA OSBORNE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~ 11-22-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Olivia Grenvicz	First Horizon Home Loan Corp.	105-9-371
(NAME)	(NAME)	
923 Wedgewood Avenue	5775 Glenridge Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203	Atlanta, GA 30328	
(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, Joyce A. Smith and husband, Aaron Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lisa Olivia Grenvicz a single woman, 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 part of Lot No. 28 on the Waverly Land Company's Plan of Lots called Waverly Place, as of record in Book 57, Page 95, Register's Office for said County, Being Lot No. 2 on the unrecorded Subdivision of Lot No. 28 made by Erle Drake, County Surveyor, June 21, 1992, described as follows: Beginning on the southerly margin of Grover Avenue, at a point 55 feet of the easterly margin of 10th Avenue South, formerly Glendale Avenue, being the corner of Lots Nos. 1 and 2; thence with the line between said two lots, southerly 187 feet to the northerly margin of an alley; thence with said alley eastwardly 56.62 feet to the corner of Lots Nos. 2 and 3; thence with the line between said 2 lots northwardly 176.5 feet to the southerly margin of Grove Avenue; thence with same; westwardly 55 feet to the beginning.

Being the same property conveyed to Joyce A. Smith and husband, Aaron Smith, by deed of record in Instrument No. 200006010054497, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 923 Wedgewood Avenue, Nashville, TN 37203

(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 our hands this 25th day of May, 2005.

Joyce A. Smith

Aaron 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 Joyce A. Smith and Aaron Smith with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of May, 2005.

Commission expires: May 28, 2006

LaTrece McAdoo

Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006