Davidson County DEEDWARR
Recvd: 07/18/05 11:14 2 pgs
Fees:13.00 Taxes:333.00

20050718-0083027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Jeff Corle	Jeff Corle	083-10-0
1413 Acklen Avenue	1413 Acklen Avenue	GROUP
Nashville, Tennessee 37212	Nashville, Tennessee 37212	PARCEL 068.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ninety Thousand Dollars and Zero Cents ($90,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Leslie C. Smelser, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jeff Corle, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING all of Lot No. 178, the south 10.0 feet of Lot No. 179 and the north 10.0 feet of Lot No. 177 on the Map of McEwen Place of record in Plat Book 332, page 133, Register's Office for Davidson County, Tennessee.

SAID Lot and part of Lots adjoin and front together 50.0 feet on the westerly side of Allen Street and run back between parallel lines 128.0 feet to an alley.

BEING the same property conveyed to Leslie C. Smelser by deed dated March 1, 1991, from Hazel S. Kirby, unmarried, of record in Book 8303, page 792, Register's Office for Davidson County, Tennessee.

VIRGINIA SMELSER, spouse of Leslie C. Smelser, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 414 Lockland Drive, Nashville, TN 37206

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, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 8th day of July, 2005.

Virginia Smelser

Leslie C. Smelser

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Leslie C. Smelser and Virginia Smelser, the bargainors, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of July, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

