Return to: Founders Title and Escrow, LLC, 1912 21st Ave S, Nashville, TN 37212

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/02/05 09:57 2 pgs
Fees:13.00 Taxes:443.63

20050902-0105503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00.

Lanier O. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF AUGUST, 2005.

Brenda S. Lane
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BRENDA S. LANE NOTARY PUBLIC DICKSON COUNTY, TENN. STATE OF TENNESSEE Exp. 5/23/08

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lynda Herdelin	SunTrust Mortgage, Inc.	
(NAME)	(NAME)	Map 133-01
407 McIver Street	201 Fourth Ave North, 7th Floor	
(ADDRESS)	(ADDRESS)	Parcel 98.00
Nashville, TN 37211	Nashville, TN 37219	
(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, **LANIER O. SMITH, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LYNDA HERDELIN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING part of Block "A" on the Map of Patterson's Subdivision of Maple Hill, of record in Book 332, page 75, Register's Office for Davidson County, Tennessee, described according to a survey made by J.J. Wilkinson, Surveyor, July 19, 1941, as follows:

BEGINNING at the southeast corner of McIver Street and the first alley east of Meade Avenue; thence with said Street eastwardly 50 feet to the northwest corner of Lot No. 17 on the unrecorded Map showing Burrell Jackson's Resubdivision of part of said Block "A"; thence with the westerly line of said Lot No. 17 southwardly 180 feet to the southwest corner of said Lot No. 17; thence westwardly 50 feet to the easterly margin of said alley; thence with same northwardly 179 feet to the beginning.

Being the same property conveyed to Lanier O. Smith, unmarried, by deed from Kathryn K. McAllister, unmarried, dated March 24, 1993, of record in Book 8895, page 624, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 property taxes which have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 332, page 75, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 407 McIver Street, Nashville, TN 37211
(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.

Terry Smith joins in this conveyance for the purpose of conveying all right, title and interest he/she might have in and to the above described property as the spouse of Terry Smith.

Witness our hands this 30th day of August, 2005.

X Lanier O. Smith
Lanier O. Smith

X Terry Smith
Terry 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 Lanier O. Smith and wife, Terry Smith, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 30th day of August, 2005.

Commission expires:

Brenda S Lane
Notary Public

BRENDA S. LANE
NOTARY PUBLIC
STATE OF TENNESSEE
Exp. 5/23/06
DICKSON COUNTY, TENN.