Davidson County DEEDWARR
Recvd: 09/19/05 12:32 2 pgs
Fees:13.00 Taxes:527.25
**20050919-0112233**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Cathy H. Waggener, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2005.

Mitchell A. Watts
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 |
|---|---|---|
| Brady M. Smith | Mortgage Electronic Registration Systems, Inc. | 072-12-0 |
| 1929 Berkshire Drive | P.O. Box 2026, Flint, MI 48501 | GROUP |
| Nashville, Tennessee 37216 | | PARCEL 303.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Two Thousand Five Hundred Dollars and Zero Cents ( $142,500.00 ), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Cathy H. Waggener, Trustee of The Hiram and Mary Harper Living Trust, with full power and authority to sell and convey real property, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Brady M. Smith, 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 Lot No. 64 on the Plan of Section Two, Burchwood Gardens, of record in Book 2900, page 66, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to The Hiram and Mary Harper Living Trust by Quitclaim Deed dated January 1, 2001, from Hiram Chester Harper and Mary Charlene S. Harper of record as Instrument No. 20010221-0016148 in the Register's Office for Davidson County, Tennessee.

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 1929 Berkshire Drive, Nashville, Tennessee 37216

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 successors and assigns forever; and I do covenant with the said Grantee that I, as Trustee, 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 as Trustee, but not individually or otherwise, do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons claiming the same from, through or under me but not further or otherwise.

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 15th day of September, 2005.

The Hiram and Mary Harper Living Trust

By: Cathy H. Waggener, Trustee

Cathy H. Waggener, Trustee

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 Cathy H. Waggener, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as the sole Trustee of the The Hiram and Mary Harper Living Trust, executed the within instrument for the purposes therein contained by signing as Trustee.

Witness my hand and official seal at Nashville, Tennessee this 15th day of September, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

