Davidson County DEEDWARR
Recvd: 01/03/06 14:53 2 pgs
Fees:13.00 Taxes:887.63
20060103-0000697

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Brenda L Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2006.

Mitchell A Watts
Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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
Jessica L. Royer	Countrywide Home Loans	091-15-0
4700 Nevada Avenue	3011 Armory Drive #120	GROUP
Nashville, Tennessee 37209	Nashville, TN 37204	PARCEL 349.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Nine Thousand Nine Hundred Dollars and Zero Cents ($239,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Brenda L. Smith, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jessica L. Royer, 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 the southerly 111.0 feet, more or less, of the easterly 55.0 feet of Lot No. 601, Block 27, on the Plan of Charlotte Park Addition to West Nashville of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 601 fronts 55.0 feet on the northerly margin of Nevada Avenue and extends back between parallel lines with the westerly margin of 47th Avenue, North, formerly 6th Street, 111.0 feet to a dead line.

BEING the same property conveyed to Brenda L. Smith, a single person, by deed dated April 27, 1998, from Scott Friedland and wife, Lisa Friedland, of record in Book 10904, page 377, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the 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 4700 Nevada Avenue, Nashville, Tennessee 37209

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 3rd day of January, 2006.

Brenda L. Smith

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 Brenda L. Smith, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of January, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

