Davidson County DEEDWARR
Recvd: 04/04/06 12:51 2 pgs
Fees:13.00 Taxes:1369.00

20060404-0038375

WARRANTY DEED

G-VRE-06-0211

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Shawn Venezia
Affiant

Subscribed and sworn to before me, this 30th DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-2-06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MARY FRANCES RUDY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Venezia	Shawn Venezia	
211 29th Avenue North	(NAME) 211 29th Avenue North	104-02 266.00
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we S. JANE SMITH REUBEN M. SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHAWN VENEZIA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 50 FEET OF LOT NO. 9 AND THE SOUTHERLY 50 FEET OF THE EASTERLY 30 FEET OF LOT NO. 10 ON THE PLAN OF W. W. CRANDALL'S SUBDIVISION OF LOT NO. 39, BOYD COCKRILL SPRING TRACT, AS OF RECORD IN BOOK 161, PAGE 102, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

SAID PART OF LOTS NOS. 9 AND 10 FRONTS 50 FEET ON THE WESTERLY SIDE OF 29TH AVENUE NORTH, FORMERLY VERNON STREET, AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE NORTHERLY MARGIN OF AN ALLEY, 80 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO S. JANE SMITH AND REUBEN M. SMITH, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM KARL E. HAURY, JR., MARRIED, RECORDED ON THE 20TH DAY OF DECEMBER, 1993 IN DEED BOOK 9193, PAGE 431, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those recorded in book 161, page 102, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 211 29th Avenue North, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 30th day of March, 2006.

S. Jane Smith → by Christopher R. Smith Attorney in fact
Reuben M. Smith

Christopher R. Smith, as Attorney-in-Fact for Reuben M. Smith and S. Jane Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Reuben M. Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of March, 2006.

Notary Public

My Commission Expires:

(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Christopher R. Smith, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of S. Jane Smith and Reuben M. Smith and acknowledged that he/she executed the same as the free act and deed of the said S. Jane Smith and Reuben M. Smith.

Witness my hand and official seal at
Nashville, TN
on this the 30th day of March, 2006.

NOTARY PUBLIC

My Commission Expires: 7-29-06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903