WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/25/06 12:26 2 pgs
Fees:13.00 Taxes:181.05
20060825-0105289

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,931.78

Henry K Smith Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2006.

Tiffany B. Addison
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

TIFFANY B. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd. Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry K. Smith, Jr.	Henry K. Smith, Jr.	081-06-0-251
(NAME)	(NAME)	
253 Cedarcreek Drive	253 Cedarcreek Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, Tennessee 37211	
(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, WE, Alvin L. Smith, and wife, Vinella M. Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO father & son Henry K. Smith, III (son) and Henry K. Smith, Jr., (father) as tenants in common , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 16, as shown on the map entitled Cumberland Gardens, Section 8, of record in Plat Book 3300, page(s) 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ALVIN L. SMITH AND WIFE, VINELLA M. SMITH, by deed from DR. A. P. JOHNSON, SR. AND WIFE, SADIE R. JOHNSON, of record in Book 5987, page 275, dated December 7, 1982, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2506 Jenkins St., Nashville, TN. 37208
(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.

Witness our hands this 31st day of July, 2006.

Alvin L Smith by Henry K Smith Jr
As Attorney in Fact

Alvin L. Smith by Henry K. Smith, Jr. as Attorney in Fact

Vinella M. Smith by Henry K Smith Jr
by Attorney in Fact

Vinella M. Smith by Henry K. Smith, Jr. as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of July, 2006, before me personally appeared Henry K. Smith, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Alvin L. Smith and Vinella M. Smith, and who acknowledged that he executed same as the free act and deed of said Alvin L. Smith and Vinella M. Smith, by virtue of that Power of Attorney, duly executed by the said Alvin L. Smith and Vinella M. Smith, and appearing of record as Instrument No. 20060825-0105288, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July 2006.

Commission expires:
March 21, 2009

Tiffany R. Addison
Notary Public

