WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Smith	New Owner	161-2-52
(NAME)	(NAME)	
477 Westcrest Drive		
(ADDRESS)	(ADDRESS)	
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, J. Ryan Smith, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO [redacted] 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:

*William C. Smith and Daniel Travis

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of McMurray Hills, as of record in Book 3700, Page 5, Register's Office for said County.

Said Lot fronts 75 feet on the southerly side of Westcrest Drive and runs back 140 feet on the easterly line and 152.5 feet on the westerly line to a dead line in the rear, measuring 76.1 feet.

Being the same property conveyed to J. Ryan Smith, by Warranty Deed dated December 18, 2002 from James Robert Smith and wife, Patricia O. Smith of record in Instrument No. 20021223-0157968, Register's Office for Davidson County, Tennessee.

Kelly S. Smith joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 477 Westcrest Drive, 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.

Davidson County DEEDWARR
Recvd: 09/01/06 15:40 2 pg
Fees:13.00 Taxes:636.40

20060901-0108655

Witness my hand this 28 day of August, 2006.

Kelly S. Smith

J. Ryan Smith by Kelly S Smith as attorney-in-fact
J. Ryan Smith
By: Kelly S. Smith as her Attorney-in-Fact.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28 day of August, 2006 before me personally appeared Kelly S. Smith, the person who executed the foregoing instrument on behalf of J. Ryan Smith, and acknowledged that she executed the same as the free act and deed of the said J. Ryan Smith, through Power of Attorney granted Kelly S. Smith by the said J. Ryan Smith.

Witness my hand and official seal at Nashville, Tennessee this 28th day of August, 2006.

Commission expires: November 14, 2009

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES 11/14/2009 DAVIDSON COUNTY

Notary Public

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 Kelly S. Smith, 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 28th day of August, 2006.

Commission expires: November 14, 2009

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES 11/14/2009 DAVIDSON COUNTY

Notary Public