WARRANTY DEED

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~May 14, 2008~~ Aug. 20, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
U.S. Title Partners, Inc., 7101 Executive Center Drive, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayland J. Smith	Wayland J. Smith	161 02 0 158.00
(NAME)	(NAME)	
5024 Meta Drive	5024 Meta Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (Z	

Davidson County DEEDWARR
Recvd: 03/20/07 08:33 2 pgs
Fees:13.00 Taxes:573.50
20070320-0033418

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, S. Scott McDowell and wife, Maureen J. McDowell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayland J. Smith and wife, Linda K. Smith, 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 50, PLAN OF MCMURRAY PLACE SUBDIVISION, SECTION TWO, as shown on plat of record in Plat Book 5200, Page 440, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to S. Scott McDowell and wife, Maureen J. McDowell by Warranty Deed from Stephanie Rust, unmarried, recorded on the 24th day of June, 2002 in Instrument No. 20020624-0075394, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 5024 Meta 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.

Witness our hands this 15th day of March, 2007.

S. Scott McDowell by Linda Seaton, his attorney in fact
S. Scott McDowell

Maureen J. McDowell by Linda Seaton, her attorney in fact
Maureen J. McDowell

NOTARY AFFIDAVIT

State of TENNESSEE, County of WILLIAMSON }SS:

On MARCH 15, 2007 before me, the Undersigned, a Notary Public in and for said state, personally appeared LINDA SEATON, ATTORNEY-IN-FACT FOR S. SCOTT MCDOWELL AND MAUREEN J. MCDOWELL personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature

Printed name: ANDREW P. GRISHAM
My commission expires: 5.14.08

(seal)

ANDREW P. GRISHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY