This instrument prepared by:
Trustland Title & Escrow, LLC
475 Metroplex Drive Suite 208
Nashville, TN 37211
(615) 522-0358

Davidson County DEEDWARR
Recvd: 06/18/07 12:02 2 pgs
Fees:13.00 Taxes:480.63
20070618-0072559

File No.: **A07-1118**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **Harriet D. Cannon (aka Harriet C. Rucker) and Joe C. Rucker Jr., wife and husband, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Nikeisha Smothers, an unmarried woman ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 69 ON THE PLAN OF BELLSHIRE ESTATES, SECTION 1, AS OF RECORD IN BOOK 2133, PAGE 124 & 125, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM ANDY R. CANNON TO HARRIET D. CANNON AS RECORDED ON THE 14TH DAY OF MAY, 2003 IN INSTRUMENT NO. 20030514-0064956 AND DEED FROM DOROTHY HELEN ALEXANDER, UNMARRIED TO ANDY R. CANNON AND WIFE, HARRIET D. CANNON AS RECORDED ON THE 5TH DAY OF MAY, 1993 IN BOOK 8939, PAGE 102, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

JOE C. RUCKER JR JOINS IN THIS WARRANTY DEED FOR THE PURPOSE OF CONVEYING AND WAIVING SUCH MARITAL RIGHTS, IF ANY, HE MAY HAVE IN AND TO THE SAID PROPERTY.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Parcel ID # **41-12-34**
☒ Improved OR
☐ Unimproved property located at: **1127 Darbytown Drive, Nashville, TN 37027**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **15th** day of **June, 2007.**

Harriet D. Cannon
Harriet D. Cannon

Joe C. Rucker Jr.
Joe C. Rucker Jr.

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Harriet D. Cannon** and **Joe C. Rucker Jr.** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand and Notarial Seal on this the **15th** day of **June, 2007.**

Stacey Denson Palmer
Notary Public

My Commission Expires:

FILE BOX 45

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$129,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **15th day of June, 2007.**

Notary Public

My Commission Expires: 3/7/11

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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Owner's Name: **Nikeisha Smothers**

and Address: **1127 Darbytown Drive, Nashville, TN 37027**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Suntrust Bank
201 4th Avenue North, 7th Floor
Nashville, TN 37219

FILE BOX 45