WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$325,000.00~~ $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karl Francis and Pamela Francis (NAME)	Karl & Pam Francis (NAME)	**116-9-84**
5943 Post Road (ADDRESS)	P.O Box 160 (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Kingston Springs, TN 37082 (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, **Mary Rotier Smith**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karl Francis and wife, Pamela Francis**, 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:

Being Lot No. 393 on the Plan of Hillwood Estates, Section 15, as of record in Book 2900, page 117, Register's Office for said County.

Said Lot No. 393 fronts 160 feet on the easterly side of Post Road and extends back 231.53 feet on the northerly line and 230.13 feet on the southerly line to the westerly right-of-way of the N.C. & St. L. Railroad, measuring 160 feet thereon.

Being the same property conveyed to Mary Rotier Smith by deed from James E. Patterson and wife, Evelyn Patterson of record in Book 3641, page 55 Register's Office for Davidson County, Tennessee. The said Mary Rotier Smith is also known as Mrs. Laverte C. Smith, Sr., Mrs Laverte C. Smith and Mary Thomas Smith.

unimproved ☐

This is improved ☒ property, known as **5943 Post Road, Nashville, TN 37205**

(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 my hand this 1st day of August, 2007.

Davidson County DEEDWARR
Recvd: 08/30/07 14:01 2 pgs
Fees:13.00 Taxes:1213.60

20070830-0104490

Mary Rotier Smith
By: Delane Smith Brewer, Attorney in Fact

Delane Smith Brewer
attorney in fact

of record at Instrument No. 20070509-0055827, Register's office of Davidson County, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Delane Smith Brewer with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within named Mary Rotier Smith and being authorized to act on behalf of said person she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1ST DAY OF AUGUST, 2007.

Commission expires: 7/05/2011

Shannon Philbin Notary Public



My Commission Expires JULY 5, 2011