(4)

WARRANTY DEED

SIDWELL & BARNETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Kim L Williams
Affiant

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

Kimberly D. Hicks
Notary Public

MY COMMISSION EXPIRES: . 5/18/10
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia D. Smith	New owner	108120B14900 CO
(NAME)	(NAME)	
4020 Windwood Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, Janet Findlay, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia D. Smith, Unmarried, 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. 86, on the Plan of Harborview, Phase 1A, Section 5, of record in Plat Book 7900, Page 485, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard Lee Green, unmarried, by Warranty Deed dated August 11, 2005 of record in Instrument No. 20050815-0096331, Register's Office for Davidson County, Tennessee. The said Richard Lee Green having since died on July 16, 2007. The decedent died intestate and leaving as his sole heir(s) his wife, Janet Findlay. Affidavit of Heirships of record in Instrument Number 20071012-0121615; Instrument Number 20071012-0121616, and Instrument Number 20071012-0121617, said Register's Office.

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

Davidson County DEEDWARR
Recvd: 10/12/07 14:09 2 pgs
Fees:13.00 Taxes:693.75
20071012-0121618

unimproved ☐

This is improved ☒ property, known as 4020 Windwood Lane, Nashville, TN 37214

(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 October, 2007.

Janet Findlay

CANADA
PROVINCE ~~STATE~~ OF Nova Scotia

COUNTY OF Pictou

Personally appeared before me, the undersigned, a Notary Public in and for said County and ~~State~~ Province, the within named Janet Findlay, 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 New Glasgow, Nova Scotia this 1st day of October, 2007.

Commission ~~expires~~: does not expire

Notary Public