WARRANTY DEED

File Number: 70484

Davidson County DEEDWARR
Recvd: 12/27/07 12:02 4 pgs
Fees:23.00 Taxes:74.00
20071227-0147864

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 4/24/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherry Knight	Sherry Knight	059-11-0-231.00
(NAME)	(NAME)	
615 Lane Court	615 Lane Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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, Gary E. Smith, Heir at Law, Kenneth A. Smith, Heir at law, Patrick Q. Smith, Heir at law, and Joe C. Smith, Heir at law of the Estate of Mattie Ruth Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherry Knight, 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:

615 Lane Court, Nashville, TN 37207 **Map 059-11-0 Parcel 231.00**

Land in Davidson County, Tennessee, being Lot No. 555 on the Plan of Haynes Manor, Section 4, as of record in Book 4175, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Mattie Ruth Smith by Final Divorce Decree from Joseph C. Smith, Jr. recorded on August 11, 1986 in Book 6945 Page 744 in Register's Office for Davidson County, Tennessee.

Mattie Ruth Smith having since expired on 5/12/2002 as of record in the Office of Vital Records Instrument No. _____. Being the same property conveyed to her heirs, Patrick Q. Smith, Gary E. Smith, Joe C. Smith, and Kenneth A. Smith by operation of law as described in the affidavit of heirship recorded in Instrument No. 20071214-0144038, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 615 Lane Court, Nashville, TN 37207

(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 14th day of December, 2007.

Estate of Mattie Ruth Smith

By: Patrick Q. Smith, Heir at Law

Gary E. Smith, Heir at Law

Joe C Smith Heir at Law

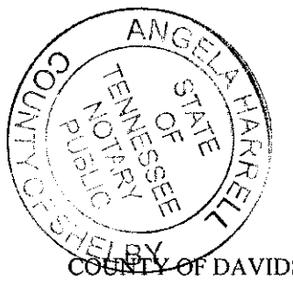
By: Joe C. Smith, Heir at Law

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 Patrick Q. Smith, heir at law of the Estate of Mattie Ruth Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Patrick Q. Smith, as such heir at law of the Estate of Mattie Ruth Smith, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of December, 2007.

Commission expires: 4/28/09



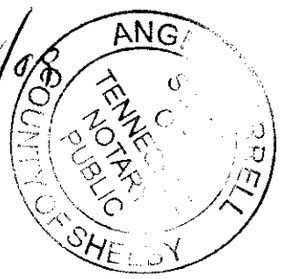
Notary Public

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 Gary E. Smith, heir at law of the Estate of Mattie Ruth Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Gary E. Smith, as such heir at law of the Estate of Mattie Ruth Smith, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of December, 2007.

Commission expires: 4/28/09



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 Joe C. Smith, heir at law of the Estate of Mattie Ruth Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Joe C. Smith, as such heir at law of the Estate of Mattie Ruth Smith, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of December, 2007.

Commission expires: 4/28/09



Notary Public

Witness my hand this 14th day of December, 2007.

By: Kenneth A. Smith
Kenneth A. Smith, Heir at Law

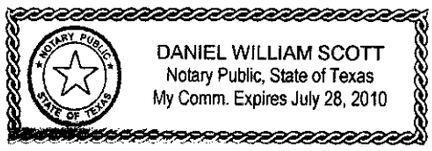
STATE OF TEXAS COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth A. Smith, Heir at Law of the Estate of Mattie Ruth Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Kenneth A. Smith, as such Heir at Law of the Estate of Mattie Ruth Smith, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fort Worth, Texas this 14th day of December, 2007.

Commission expires:
July 28, 2010

Dan Scott
Notary Public



PINNACLE

TITLE & ESCROW, LLC

2109 Buena Vista Pike Nashville, TN 37218
Office (615) 256-3353 ~ Fax (615) 256-3331

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Gray, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2010

ELIZABETH A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010