File No. 271100883

20B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$59,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 2008.

Notary Public

MY COMMISSION EXPIRES: 9/21/09

(AFFIX SEAL)

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 05/09/08 10:24 3 pgs
Fees:18.00 Taxes:218.30

20080509-0048165

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernice Cartwright	Same As New Owner	**MAP 19-13** **PARCEL: 10.00**
(NAME) **116 Depot Street**	(NAME)	
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,

Don N. Smiley and Glen R. Smiley, as Co-Trustees of the Revocable Living Trust of Lloyd E. Smiley and Clarice F. Smiley dated December 17, 1996, and Don N. Smiley and Glen R. Smiley, Individually,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Bernice Cartwright,

hereinafter called the grantee(s), HER 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 the Southerly part of Lot No. 6 on the Map of James M. Phillips Addition, as of record in Book 547, Page 151, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 65 feet on the Northerly side of Reed or Depot Street and runs back between parallel lines along the Easterly margin of Bass Avenue, 118.2 feet to a dead line.

BEING the same property conveyed to the Lloyd E. Smiley and Clarice F. Smiley Revocable Living Trust, by deed of record in Book 19723, Page 34, Register's Office for Davidson County, Tennessee.

Being a one-half (1/2) interest in the same property conveyed to Don N. Smiley and Glen R. Smiley as acting Co-Trustees of the Revocable Living Trust, by Instrument No. 20001101-0108381 in the Register's Office for Davidson County, Tennessee. And Being the remaining one-half (1/2) interest having been conveyed to Clarice F. Smiley, individually, by Instrument Number 20011026-0117446 in the Register's Office for Davidson County, Tennessee; and the same one-half (1/2) interest in the property inherited by Don N. Smiley and Glen R. Smiley as heirs at law of Clarice F. Smiley as setforth by Affidavit of Heirship of record by Instrument No. 20080212-0014232 in the Register's Office for Davidson County, Tennessee. The said Lloyd E. Smiley having died testate on March 13, 2000 and wife, Clarice F. Smiley died testate on June 10, 2006.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

This conveyance is further 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.

unimproved ☐

This is improved ☒ property, known as **116 Depot Street, Goodlettsville, TN 37072**

(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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.the 7th day of May, 2008.

Don N. Smiley, Co-Trustee of the Lloyd E. Smiley and Clarice F. Smiley Revocable Living Trust

Don N. Smiley

Glen R. Smiley, Co-Trustee of the Lloyd E. Smiley and Clarice F. Smiley Revocable Living Trust

Glen R. Smiley

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 **Don N. Smiley** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this the 8th day of May, 2008.

Commission expires: 9/21/09

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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 **Don N. Smiley**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself as Co-Trustee's of the Lloyd E. Smiley and Clarice F. Smiley Revocable Living Trust dated December 17, 1996, and in his capacity as such Co-Trustee's, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this the 8th day of May, 2008.

Commission expires: 9/21/09

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

STATE OF Tennessee
COUNTY OF Marion

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Glen R. Smiley** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this the 2nd day of May, 2008.

Commission expires: 3/27/10

ELIZABETH H. LEWIS STATE OF TENNESSEE NOTARY PUBLIC MARION COUNTY

Notary Public

STATE OF Tennessee
COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Glen R. Smiley**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself as Co-Trustee's of the Lloyd E. Smiley and Clarice F. Smiley Revocable Living Trust dated December 17, 1996, and in his capacity as such Co-Trustee's, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this the 2nd day of May, 2008.

Elizabeth H. Lewis
Notary Public

Commission expires: 3/27/10

ELIZABETH H. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
MARION COUNTY

File Number: 271100883
RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072