WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/08 10:53 2 pgs
Fees:13.00 Taxes:574.24

20081020-0104957

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,200.00

Jessica Buxton Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica B. Smith	SAME	Map 147-10
(NAME)	(NAME)	Parcel 1
4904 Darlington Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I, **MIMI RIGGLE DUNN MEFFORD, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSICA B. SMITH AND HUSBAND, SAMUEL SMITH,** 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:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Section II, Caldwell Country Estates, as of record in Book 2663, page 128, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Myrtle T. Riggle and Mimi Riggle Dunn, as joint tenants with the right of survivorship by deed from Myrtle T. Riggle, dated October 1, 1965, of record in Book 3950, page 7, Register's Office for Davidson County, Tennessee. The said Myrtle T. Riggle having since died on April 22, 1974 and the property is now solely vested in Mimi Riggle Dunn. The said Mimi Riggle Dunn having since married and is now known as Mimi Riggle Dunn Mefford. Lewis R. Mefford, Jr. spouse of Mimi Riggle Dunn Mefford having since died on April 13, 2008.

This conveyance is subject to (a) 2008 real property taxes; and (b) all matters appearing on the plan of record in Book 2663, page 128, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4904 Darlington Court, Nashville, Tennessee 37211

(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 17th day of October, 2008.

Mimi Riggle Dunn Mefford

Mimi Riggle Dunn Mefford

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 Mimi Riggle Dunn Mefford, the bargainor, 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 Nashville, Tennessee this 17h day of October, 2008.

Commission expires:



John Gregory Hardeman Notary Public