03 Bulky File 48-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$795,000.00**

James F. Pilkerton III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires JULY 5, 2011

Davidson County DEEDWARR
Recvd: 01/16/09 11:12 2 pgs
Fees:13.00 Taxes:2941.50
20090116-0004257

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
Joseph W. Plowman **Page L. Plowman**	**NEW OWNER**	**130-5-A-6CO**
(NAME) **106 Bellebrooke Circle**	(NAME)	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(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, **Richard Conrad Smith Jr. and wife, Mary Dale Smith**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph W. Plowman and wife, Page L. Plowman**, 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. 6 on the plan of Bellebrook, of record in Book 5200, page 442, amended in Book 5982, page 32, corrected in Book 6087, page 957 and again in Book 6941, page 122, further amended by Instrument of Record in Instrument No. 20041230-0154555, Register's Office for said County, to which plan is hereby made for a more complete legal description.

Being the same property conveyed to Richard Conrad Smith, Jr. and wife, Mary Dale Smith by deed from The Estate of Corinne H. Dale, now Nelson of record in Instrument No. 20030124-0010403 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **106 Bellebrooke Circle, 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 our hands this 13th day of January, 2009.

Richard Conrad Smith by James F. Pilkerton III, attorney in fact
Richard Conrad Smith Jr.
By: James F. Pilkerton, III Attorney in Fact

Mary Dale Smith by James F. Pilkerton III, attorney in fact
Mary Dale Smith
By: James F. Pilkerton, III Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James F. Pilkerton, III with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Richard Conrad Smith, Jr. and wife, Mary Dale Smith and being authorized to act on behalf of said persons he executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13TH DAY OF JANUARY, 2009.

Commission expires:

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.

My Commission Expires JULY 5, 2011