WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090037599 DEEDWARR
Recvd: 06/05/09 12:22 2 pgs
Fees: 13.00 Taxes: 814.00
20090605-0052325

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2009.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atomic Closing and Escrow Services, LLC, P.O. Box 60888, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda F. Smith	Bank of America, N.A.	061-08-0-144.00 & 145.00
(NAME)	(NAME)	
1501 Winding Way Drive	801 Crescent Center Drive, Suite 510	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, TN 37067	
(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, The Estate of Bernice Beavers Sigman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda F. Smith and husband, Matthew M. 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:

Being Lot Nos. 24 and 25 of Block "D" of Section 3, on the plan of the unrecorded portion of Jackson Park, described according to a survey made by James A. Hamilton, Jr., Surveyor, December 6, 1946, as follows:

Beginning on the northerly margin of Winding Way at the corner of Lot Nos. 25 and 26; thence with the line between said lots northwardly 245 feet, more or less, to the northeast corner of Lot 25; thence with the north line of Lots 24 and 25 westwardly 370 feet, more or less, to the corner of Lot Nos. 23 and 24; thence with the the line between said lots southwardly 245 feet, more or less, to the northerly margin of Winding Way; thence with the northerly margin of Winding Way, eastwardly 385 feet to the point of beginning.

Being the same property conveyed to Bernice Beavers Sigman by Installment Deed dated May 29, 1950 from Jackson Realty Company, Inc. of record in Book 2901, Page 379, Register's Office for Davidson County, TN. Bernice Beavers Sigman died August 31, 2008. Pursuant to Last Will and Testament of Bernice Beavers Sigman dated September 22, 1998, Steven E. Anderson executes documents on behalf of the Estate as Executor.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved x property, known as 1501 Winding Way Drive, Nashville, TN 37216
(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 1st day of June, 2009.

The Estate of Bernice Beavers Sigman

BY: Steven E. Anderson, Executor

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven E. Anderson, Executor of the Estate of Bernice Beavers Sigman, the within named the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is authorized to execute documents for the Estate pursuant to Last Will and Testament of Bernice Beavers Sigman dated September 22, 1998 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 1st day of June, 2009.

Commission expires: 01/07/2013

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Atomic Closing and Escrow Services, LLC
P.O. Box 60888, Nashville, TN 37206