WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100025018 DEEDWARR
Recvd: 04/27/10 12:07 2 pgs
Fees:13.00 Taxes:801.98
20100427-0031815

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$200,000.00~~ 216,750.00 wds

William Dustin Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2010.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-3-2014

(AFFIX SEAL)

DEANIE L. GREGORY, ATTY. **THIS INSTRUMENT WAS PREPARED BY**
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
R. Matthew Rutherford	Regions Mortgage	08305031000
(NAME)	(NAME)	
1205 Calvin Ave	2050 Parkway Office Cir.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Birmingham AL 35244	
(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, David Alan Smith and William Dustin Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew R. Rutherford and wife, Megan V. Rutherford, 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. 15 of Block "B" on the Map of F. O. Beasley's Addition to Edgefield, now East Nashville, (erroneously spelled as Beazley's in prior conveyances), a plat of which is of record in Book 57, Page 85 (erroneously shown as Page 685 in prior conveyances) in the Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the north side of Calvin Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to David Alan Smith and William Dustin Smith on May 4, 2009 by Warranty Deed from James M. Parnell, Jr., Nancy Krech, Sean R. Parnell and Frances Pruett as Devisees under the Last Will and Testament of Ann E. Parnell, deceased, which deed is recorded as Instrument No. 20090513-0044066 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY AS MAY BE SET FORTH ON THE PLAN OF F. O. BEASLEY'S ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, OF RECORD IN BOOK 57, PAGE 85 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 1205 Calvin Avenue, Nashville, TN 37206
(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 16th day of April, 2010.

David Alan Smith

William Dustin Smith

By: William Dustin Smith
William Dustin Smith, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of April, 2010, before me personally appeared **William Dustin Smith** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **David Alan Smith** and acknowledged that he executed the same as the free act and deed of the said **David Alan Smith**.

Witness my hand and official seal at office in Nashville, Tennessee, this the 16th day of April, 2010.

My commission expires:
3/03/2014

Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, William Dustin Smith the within named bargainor, with whom I am personally acquainted, (or proved to be based on satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of April, 2010.

My Commission expires:
3/03/2014

Notary Public

