BILL GARRETT, Davidson County
Trans: T20100025911 DEEDWARR
Recvd: 04/30/10 11:18 2 pgs
Fees: 13.00 Taxes: 629.00

20100430-0033026

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

Subscribed and sworn to before me, this 28RD DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 8/20/2013

(AFFIX SEAL)

DEAN GERMAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-20-2013

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Covili and Kylee Covili, husband and wife	New Owner (NAME)	
705 Joyce Lane (ADDRESS)	(ADDRESS)	061-02-0-094.00
Nashville TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we , ANITA J. CRANFORD,unmarried, and and SANDRA K. SMITH, unmarried, as equal tenants in common, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Paul Covili and Kylee Covili, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 18 ON THE PLAN OF GRA-MAR ACRES, SECTION 5, AS OF RECORD IN BOOK 2330, P AGE 19, REGISTER S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOL

BEGINNING ON THE SOUTHWESTERLY MARGIN OF GRA-MAR DRIVE AT THE CORNER OF LOT NOS. 18 AND 19, THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWESTWARDLY 200 FEET; THENCE SOUTH 35 DEGREES, 13 MINUTES EAST 243.3 FEET TO THE NORTHWESTERLY MARGIN OF JOYCE LANE; THENCE WITH SAME NORTHEASTWARDLY 190 FEET TO THE BEGINNING OF A CURVE: THENCE AROUND SAID CURVE WITH THE RADIUS OF 20 FEET NORTHWESTERLY MARGIN OF GRA-MAR DRIVE; THENCE WITH SAME NORTHWESTARDLY 194.8 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DWIGHT M. SMITH ET UX, ELISE G. SMITH, BY DEED FROM SWEENEY-CLARK REALTY COMPANY, OF RECORD IN BOOK 2444, PAGE 393, DATED AUGUST 5, 1955 , SAID REGISTER'S OFFICE. THE SAID ELISE G. SMITH HAVING SINCE DIED ON JANUARY 24, 1999, THE PROPERTY VESTED BY OPERATION OF LAW IN HER SURVIVING SPOUSE, DWIGHT M. SMITH. DWIGHT M. SMITH SUBSEQUENTLY CONVEYED SAID PROPERTY UNTO DWIGHT M.SMITH, TRUSTEE U/A/D DECEMBER 14, 2004 OF THE DWIGHT SMITH REVOCABLE LIVING TRUST AGREEMENT AND ANY SUCCESSORS IN TRUST, BY QUITCLAIM DEED OF RECORD AS INSTRUMENT NO. 20090330-0027983, DATED APRIL 28, 2005, SAID REGISTER'S OFFICE. DWIGHT M. SMITH, TRUSTEE, SUBSEQUENTLY DIED ON MARCH 8, 2009. AND WANDA H. SMITH, SANDRA K. SMITH AND ANITA J. CRANFORD WERE NAMED SUCCESSOR TRUSTEES OF SAID TRUST. THE DWIGHT SMITH REVOCABLE LIVING TRUST, BY AGREEMENT DATED DECEMBER 14, 2004, BY AND THROUGH WANDA H. SMITH, SANDRA K. SMITH AND ANITA J. CRANFORD, AS SUCCESSOR TRUSTEES, SUBSEQUENTLY CONVEYED SAID PROPERTY UNTO ANITA J. CRANFORD AND SANDRA K. SMITH, AS EQUAL TENANTS IN COMMON, SUBJECT TO THE LIFE ESTATE OF WANDA SMITH, BY QUITCLAIM DEED, OF RECORD AS INSTRUMENT NO. 20090521-0046994, DATED MAY 19, 2009, SAID REGISTER'S OFFICE. THE LIFE ESTATE OF WANDA SMITH HAS TERMINATED AS PER THE TERMS AS SET FORTH IN SAID DEED.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 75 Joyce Lane, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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/our hand(s) this 23rd day of April, 2010.

Anita J. Cranford
ANITA J. CRANFORD

Sandra K. Smith
SANDRA K. SMITH

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anita J. Cranford, the herein 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, this the 23rd day of April, 2010.

Mary Birthright
Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally apprered before me, the undersigned, a Notary Public in and for said County and State, Sandra K. Smith, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfacory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of April, 2010.

Mary Birthright Notary Public

My commission expires: 11-7-11

(SEAL)

RETURN TO:
Signature Title Services, LLC
505 East Main Street, Ste. B
Hendersonville, TN 37075

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011