WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/10 14:38 3 pgs
Fees:18.00 Taxes:998.63
20101004-0079219

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2010.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Rachel Newman Smith	**Pinnacle National Bank**	05413003100
(NAME) **3227 Lakeshore Drive**	(NAME) **150 3rd Ave. South**	
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) **Nashville, TN 37201**	
(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, George F. Brandt, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rachel Newman Smith and Jeremy*Smith, wife and husband, 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: *S.

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of The Ezra Elkins Property of record as Instrument No. 20031010-0150898 in the Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to George F. Brandt by Warranty Deed from Jack D. Elkins, Executor of the Estate of Mazelle Helen Elkins, deceased, which deed is dated October 15, 2003 and recorded as Instrument No. 20031023-0156628 in the Register's Office for Davidson County, Tennessee **Further being the same property conveyed to George F. Brandt by Quitclaim Deed from Jack D. Elkins, ****

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS (including but not limited to 20 foot Ingress/Egress Easement serving Lot No. 2 of The Ezra Elkins Property as set forth on said Plat and in Warranty Deed referenced above) BUILDING SETBACK LINES, ETC., AS MAY BE SET FORTH ON THE FINAL PLAT OF THE EZRA ELKINS PROPERTY OF RECORD AS INSTRUMENT NO. 20031010-0150898, SAID REGISTER'S OFFICE; FURTHER SUBJECT TO SANITARY SEWER AND/OR STORM DRAINAGE EASEMENT TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 8870, PAGE 863, SAID REGISTER'S OFFICE

** **Donald B. Elkins by and through his Attorney-in-Fact and Larry O. Elkins by and through his Attorney-in-Fact, of record in Instrument No. _____ Register's Office for said county.**

unimproved ☐

This is improved ☑ property, known as 3227 Lakeshore Drive, Old Hickory, TN 37138

(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 27th day of September, 2010.

George F. Brandt

STATE OF TENNESSEE

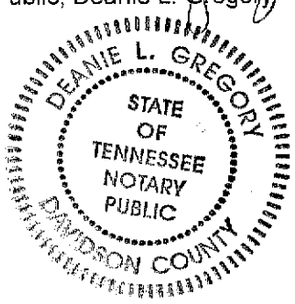
COUNTY OF Davidson

On this 27th day of September, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **George F. Brandt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory



CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

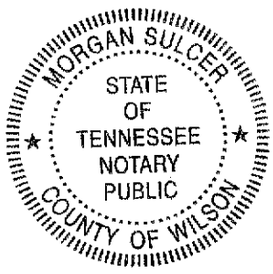
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: September 2, 2013