# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100063442 DEEDWARR
Recvd: 10/06/10 14:48 2 pgs
Fees:13.00 Taxes:466.20
20101006-0080170

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October, 2010.
Notary Public
MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brittany Smith , et vir | Same as new owner | |
| (NAME) 1825 Underwood Street | (NAME) | 081.15-0-150.00 |
| (ADDRESS) Nashville, TN 370208 | (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, Emily R. Estok and husband, Michael D. Estok, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brittany Smith, unmarried**, with a 9% undivided interest and Dean Smith, with a 91% undivided interest,** 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:

**** tenants by the entirety.**

Land in Davidson County, Tennessee, being Lot No. 41 in the J.M, T.J., and G.W. Harding's Addition to Nashville, Tennessee.

Said Lot No. 41 fronts 50 feet on the southerly side of Underwood Street and extends back between parallel lines 150 feet to an alley in the rear.

A plan of said subdivision is of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Emily R. Estok and husband, Michael D. Estok, by Deed from Luther Wood, married, dated October 25, 2007, and recorded October 30, 2007, of record in Instrument No. 20071030-0127915, Register's Office for Davidson County, Tennessee.

The above description is the same as the prior Deed of record, no boundary survey having been made at the time of this conveyance.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

unimproved

This is improved ✓ property, known as 1825 Underwood Street, Nashville, TN 37208
(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 30 day of September, 2010.

Emily R. Estok

Michael D. Estok

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Emily R. Estok and husband, Michael D. Estok, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Brentwood, Tennessee, this 1 day of OCTOBER, 2010.




NOTARY PUBLIC

My Commission Expires: _____