WARRANTY DEED

CHARLES M. WINN
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 $32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2010

Notary Public

MY COMMISSION EXPIRES: Sept. 3, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1ST United Title and Escrow, Inc., 4811 Lebanon Road, Suite 107, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry N. Smith	Jerry N. Smith	071-08-0-252.00
(NAME)	(NAME)	
533 E Trinity Ln	245 Hillcrest Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20100074352 DEEDWARR
Recvd: 11/23/10 14:27 2 pgs
Fees:13.00 Taxes:118.40

20101123-0093921

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, I, **Donna D. M. Hoover**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerry N. Smith and wife, Mary Louise Smith**, HEREINAFTER CALLED THE GRANTEE(S), 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. 31 on the Plan of Section 1, Joywood Heights of record in Plat Book 1130, page 91, in the Register's Office for Davidson County, Tennessee.
Said Lot No. 31 fronts 60 feet on the northerly side of Trinity Lane and runs back between parallel lines 217 feet to a dead line.

Being the same property conveyed to Donna D. M. Hoover by Affidavit of Heirship of record in Instrument Number 20101123-0093920, Register's Office for Davidson County, Tennessee.

Property subsequently conveyed to Velma Disspayne, widow, by Quitclaim Deed from Velma Disspayne, as to a one-half undivided interest and Sherry A. Hanson, Beverly Fitzgerald and Ramona R. Finn, as to a one-half undivided interest as tenant in common, recorded in Book 10489, page 586, in the Register's Office for Daivdson County, Tennessee, dated May 28, 1997. The said Velma Lee Moss Disspayne since being deceased.

Property subsequently conveyed to Velma Disspayne, a one-half undivided interest and Roy A. Disspayne and Ralph W. Fitzgerald, Co-Trustees of Successor, Trustee, for benefit of Disspayne Living Trust under Trust dated June 13, 1996, a one-half undivided interest, by Quitclaim Deed from Roy A. Disspayne and wife, Velma Disspayne, recorded in Book 10206, page 829, in the Register's Office for Davidson County, Tennessee, dated August 27, 1996.
The said Roy A. Disspyane having since been deceased.

Being the same property conveyed to Roy Disspayne and wife, Velma Disspayne by deed from T. C. Jones and wife, Kathleen Jones of record as Book 4799, page 799, in the Register's Office for Davidson County, Tennessee, dated March 11, 1974.

This conveyance is subject to the following: Taxes for the year 2010, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 1130, page 91; Right of Way and easement conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, recorded in Book 8403, page 12; of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 533 E Trinity Ln, Nashville, TN 37207

(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 5th day of November, 2010

Donna D. M. Hoover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Donna D. M. Hoover, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of November, 2010

Notary Public

My Commission Expires:

Sept. 3, 2012

CHARLES M. WINN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY