BILL GARRETT, Davidson County
Trans:T20110005245 DEEDWARR
Recvd: 01/26/11 14:50 2 pgs
Fees:13.00 Taxes:148.00
20110126-0007353

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **11-1008**

WARRANTY DEED

THIS INDENTURE, made and entered into this **1/21/2011**, by and between **Juanita P. Haley, an unmarried individual**, parties of the first part, and **Christopher A. Smith and Cecili M. Smith, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Old Hickory**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot No. 78 on the Plan of Section I, Rolling Green subdivision, Village of Old Hickory ,as shown on Plan of record in Plat Book 1424, Page 75, in the Register's Office of Davidson County, Tennessee.

Said lot fronts 87 feet on the easterly side of Fowler Street and extends back between parallel lines 172.5 feet to a dead line.

Being the same property conveyed to Melvin R. Haley and wife, Juanita P. Haley by deed from Rufus R. Haley and wife, Vera Wheeler Haley of record in Book 4541, page 649, said register's Office. The said Melvin R. Haley having died March 28, 2009 property now vests in Juanita P. Haley by virtue of tenants by the entirety.

This conveyance is made subject to:

Parcel ID # **44-14-93**

☐ Improved OR

☐ Unimproved property located at: **813 Fowler Street, Old Hickory, TN 37138**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Juanita P. Haley

Juanita P. Haley

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Juanita P. Haley** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 21st day of January, 2011..

Notary Public

My Commission Expires: 5/4/13

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Christopher A. Smith and Cecili M. Smith**

and Address: **813 Fowler Street, Old Hickory, TN 37138**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

New Owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$40,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 21st day of January, 2011..

Notary Public

My Commission Expires: 4-23-14

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY