WARRANTY DEED

Return to:
SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$146,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of January, 2011

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David M. Smith	NEW OWNER	09106021000
(NAME)	(NAME)	
5406 Pennsylvania Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Barbara Ambrose, married,** *, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **David M. Smith, unmarried**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being the westerly 5 feet of Lot 1311 and all of Lots 1313 and 1315, Block 40, Plan Number 2, of West Nashville, of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara Ambrose by Deed from Fannie Mae AKA Federal National Mortgage Association, dated 10/20/2010 and filed for record on 11/10/2010 in Instrument 20101110-0090344, Register's Office for Davidson County, Tennessee.

*Said property is not the marital residence of Grantor.

This Conveyance is made subject to the following:

Taxes for the year 2011 and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Instrument No. 20101110-0090344, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110008718 DEEDWARR
Recvd: 02/10/11 13:50 2 pgs
Fees:13.00 Taxes:540.20
20110210-0011678

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5406 PENNSYLVANIA Avenue, NASHVILLE, TN 37209
(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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 31 day of January, 2011.

Barbara Ambrose

Barbara Ambrose

State of Tennessee
County of Williamson

Personally appeared before me Barbara Ambrose, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~28th~~ 31st day of January, 2011.

Notary Public
My Commission Expires: 9/23/13

DONALD B. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027