BILL GARRETT, Davidson County
Trans:T20110024941 DEEDWARR
Recvd: 04/28/11 09:10 2 pgs
Fees:13.00 Taxes:432.90
20110428-0032426

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-110400126

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 26TH DAY of APRIL, 2011

Notary Public

MY COMMISSION EXPIRES:

MAIL TO VICTORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREW K. LOTZE **1011 MITCHELL ROAD** **NASHVILLE, TN 37206**	**SAME**	**083-08-0-190.00**

FOR AND IN 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,

MYRTLE S. SMITH, WIDOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANDREW K. LOTZE, UNMARRIED

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:

LAND in Davidson County, Tennessee, being Lot No. 83 on the Plan of Rosewood Heights, Section 3, of record in Book 2133, page 61, Register's Office for said County.

Said Lot No. 83 fronts 73 feet on the easterly side of Mitchell Road, and runs back between lines 365.7 feet on the northerly side and 357.6 feet on the southerly side to a dead line in the rear, and measures 88.4 feet on said dead line.

BEING the same property conveyed to William E. Smith and wife, Myrtle S. Smith by Warranty Deed from Charles E. Cawthron and wife, Mary E. Cawthron, dated 9/10/63 and recorded 9/11/63 in Book 3617, Page 361, Register's Office for Davidson County, Tennessee. The said William E. Smith having since died on July 23, 2006, leaving property vested to Myrtle S. Smith.

This is improved (X) property known as **1011 MITCHELL ROAD, NASHVILLE, TN 37206**
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 26TH DAY of APRIL, 2011.

Myrtle S. Smith by Edward P. Wasserman Attorney in Fact

MYRTLE S. SMITH BY EDWARD PAUL WASSERMAN, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26th day of April, 2011, before me personally appeared Edward Paul Wasserman to me known to be the person who executed the foregoing instrument in behalf of Myrtle S. Smith as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Myrtle S. Smith.

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of April, 2011.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014