BILL GARRETT, Davidson County
Trans:T20110043226 DEEDWARR
Recvd: 07/18/11 15:02 3 pgs
Fees:18.00 Taxes:2849.00
20110718-0054868

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00.

R. Kirk Moser
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 2011.

Brandy Gomaz
NOTARY PUBLIC

My Commission Expires: My Commission Expires NOV. 4, 2013

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney, 201 Fourth Avenue North, Suite 150, Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Arthur W. Smith and Allison S. Smith 3905 Cambridge Avenue Nashville, TN 37205	Arthur W. Smith and Allison S. Smith 3905 Cambridge Avenue Nashville, TN 37205	103-08-0-293.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JAMES BORLAND, JR. AND WIFE, ALISON T. BORLAND

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ARTHUR W. SMITH AND ALLISON S. SMITH

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 8, Block "H" as shown on the map entitled the Plan of Cherokee Park, Second Section, of record in Book 547, pages 175-176, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Borland, Jr. and wife, Alison T. Borland, by deed from Jerry W. Owens, married, of record as Instrument No. 20041123-0140400, dated November 19, 2004, Register's Office for said County.

This improved property is known as 3905 Cambridge Avenue, Nashville, Tennessee 37205.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 8 day of March, 2011.

James Borland, Jr.

Alison T. Borland

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James Borland, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of March, 2011

Emily Richardson
Notary Public

My commission expires: Jan. 21, 2013

EMILY RICHARDSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and StateAlison T. Borland., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of March, 2014

Emily Richardson
Notary Public

My commission expires: Jan. 21, 2015

