WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2011.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20110057315 DEEDWARR
Recvd: 09/15/11 11:15 2 pgs
Fees:13.00 Taxes:105.45

20110915-0071641

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carter Bolling	Carter Bolling	07108034800
(NAME)	(NAME)	
3818 Baxter Avenue	3818 Baxter Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Guardianship and Trusts Corporation, as Conservator for Ruby W. Smith, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carter Bolling, HEREINAFTER CALLED THE GRANTEE, HIS 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 the easterly part of Lot No. 25 on the Plan of Rawls Tract Subdivision, Section II, as of record in Book 1424, Page 84, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Edwin Avenue, at a point 10 feet east of the corner of Lots No. 25 and 26; thence northerly and parallel with the line between said two lots, 184 feet to a point in the southerly line of Lot No. 23; thence with a line between said Lots Nos. 23, 24 and 25, eastwardly 62.26 feet to a point on the westerly margin of Edwin Avenue; thence with the same, southwardly 165.3 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, southwardly 30.2 feet to a point in the northerly margin of Edwin Avenue; thence with the same, westwardly 32.2 feet to the beginning.

Being the same property conveyed to Raymond L. Smith and wife, Ruby W. Smith by deed from Charles Ray Pardue and wife, Peggy Joyce Pardue, which deed is dated November 1, 1976 and recorded in Book 5083, Page 686, Register's Office for Davidson County, Tennessee. The said Raymond L. Smith having since died on August 3, 2006. By Order of the Probate Court for Davidson County, Tennessee, Case No. 09P362, Guardianship and Trusts Corporation, Conservator for Ruby W. Smith was authorized to sell subject property and execute any documents necessary to effecuate such sale.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2011 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO ALL MATTERS SET FORTH ON THE PLAN OF RAWLS TRACT SUBDIVISION, SECTION II, OF RECORD IN BOOK 1424, PAGE 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 537 Edwin Street, 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 14th day of September, 2011.

Guardianship and Trusts Corporation

CTL

By: Dora Mitchell c/t/f for Ruby Smith

Dora Mitchell, Executive Director

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Dora Mitchell with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Executive Director of **Guardianship and Trusts Corporation**, the within named bargainor, a corporation, and that she as such Executive Director being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by herself as such Executive Director

WITNESS my hand and seal, this 14th day of September, 2011.

My Commission Expires:
March 03, 2014

Notary Public, DEANIE L. GREGORY

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115