BILL GARRETT, Davidson County
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Fees:13.00 Taxes:518.00
20110916-0072101

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Belle Meade Title & Escrow Company
109 Kenner Avenue, Ste 201
Nashville, TN 37205
Box # 26B
#11-08-14023

263

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Ann McRae Smith and husband, Jonathan Smith 894 Robertson Academy Rd Nashville TN 37220	NEW OWNERS	Map 093-13-0- Parcel 539.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Ruby Jean Howell, unmarried and LaQuisha Shavonne Williams,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Ann McRae Smith and husband, Jonathan Smith**, (The "Grantees"), Grantee's heirs, and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 2, RESUBDIVISION OF LOT NO. 1, SECTION 17, EDGEHILL ESTATES, as shown on plat of record in Plat Book 4470, Page 129, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Harwell M. Farrar, Sr. and Harwell M. Farrar, Jr. to Barbara Jean Harding, an unmarried person, and mother, Loraine Jones, an unmarried person as recorded on the 7th day of December, 1972 in Deed Book 4662, Page 656; Quitclaim Deed from Loraine Jones to Barbara Jean Harding as recorded on the 4th day of May, 1994 in Deed Book 9333, Page 167; Quit Claim Deed from Barbara Jean Harding to Christopher Anthony Works, Henrietta Janice Brown, LaDonna Raye Brown, Cherika Shantae Waters, Andrea Yvonne Waters, Kavonda Renee Waters, or equal tenants in common as recorded on the 21st day of November, 2001 in Instrument No. 20011121-0128176; Warranty Deed from Christopher Anthony Works, Henrietta Janice Brown, LaDonna Raye Brown, Cherika Shantae Waters, Andrea Yvonne Waters and Kavonda Renee Waters to Ruby Jean Howell as recorded on the 5th day of November, 2010 in Instrument No. 20101105-0088951 and Quitclaim Deed from Ruby Jean Howell to LaQuisha Shavonne Williams, fee and Ruby Jean Howell (as to a life estate) as recorded on the 29th day of June, 2011 in Instrument No. 20110629-0049666, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2011and subsequent years.
2. Restrictions of record in Book4220, page 723, said Register's Office.
3. Any and all matters appearing on the Plan of record in Plat Book 4470, page 129, said Register's Office.

This is improved real property commonly known as: **712 14th Avenue South, Nashville, TN 37203.**

(STATE OF TENNESSEE))
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $140,000.00)
(

x _____

Affiant

Notary Public

My commission expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 12th day of September, 2011.

Ruby Jean Howell

LaQuisha Shavonne Williams

Before me, the undersigned of the state and county mentioned, personally appeared Ruby Jean Howell and LaQuisha Shavonne Williams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that THEY execute the foregoing instrument.

Witness my hand and seal, at office in Nashville, Tennessee this 12th day of September, 2011.

Notary Public

My commission expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013