# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110073975 DEEDWARR
Recvd: 11/22/11 13:06 2 pgs
Fees:13.00 Taxes:18.50
20111122-0091473

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

Bobby T Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| BOBBY T. HILL | SAME | MAP 169 PARCEL 54 |
| (NAME) | (NAME) | |
| 43 Timberline Dr. | | |
| | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **MARVIN DALE SMITH, and wife, LINDA ELDER SMITH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BOBBY T. HILL**, 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 the 9th Civil District of Davidson County, Tennessee, lying on the south side of Highway 100 and described by survey of S. H. Hutchison dated January 10, 1966, as follows:
Beginning at a point in the center of U.S. Highway 100 (Old Harding Pike), being Ira Smith's N.E. corner; thence along the center line of said U.S. Highway 100, N 85 deg. E 371 feet to a point in the center of said Highway, being the NW corner of Mrs. Georgia Brown's heirs; thence along a fence, S 2 deg. West 326 feet to a corner fence post; thence along a fence N 84 deg. E 107.5 feet to a corner fence post in Major's line; thence S 4 deg. W 384 feet to a stake by an elm, Major's corner; thence S 87 deg. 30' W, along a fence line, 207.5 feet to a point, a stake with maple pointers in Ira Smith's line; thence N 16 deg. 30' W 705 feet, more or less, to the point of beginning and containing 4.76 acres more or less.
INCLUDED with the above description, but EXPRESSLY EXCLUDED from this conveyance is that certain 3.95 acres (together with all rights of ingress and egress to, from and across the same and to and from abutting lands) which the State of Tennessee took by condemnation by a judgment of record in Book 5605, page 927, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO AND INCLUDED IN THIS CONVEYANCE are rights for access, ingress and egress via existing gravel driveway set out in adjacent property owners deed in Instrument No. 20030123-0009492, and as set forth in Book 6503, page 161, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marvin Dale Smith by deeds of record in Book 4255, page 518, and Book 4255, page 521, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Marvin Dale Smith and wife, Linda Elder Smith by deed of record in Book 9835, page 915, and by quitclaim deed of record in Instrument No. 20111107-0086671, Register's Office for Davidson County, Tennessee.

This is the same legal description that was on the previous deed of record.

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

This is unimproved property, known as HIGHWAY 100, NASHVILLE, TN 37221
(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 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 18 day of November, 2011.

MARVIN DALE SMITH

LINDA ELDER SMITH

STATE OF TENNESSEE

COUNTY OF TN

Before me, the undersigned, a Notary Public, in and for the said County and State, MARVIN DALE SMITH, and wife, LINDA ELDER SMITH the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 DAY OF NOVEMBER, 2011.

Commission expires: 9/3/2012

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STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public