WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120032919 DEEDWARR
Recvd: 05/04/12 10:43 2 pgs
Fees:13.00 Taxes:481.00
20120504-0038510

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2012.

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public

MY COMMISSION EXPIRES: July 29, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy W. Newkirk and Tanya L. Newkirk	New Owner	10511017600
(NAME) 1808 Neal Terrace	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(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, I, Dimeta Smith, Administratrix, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy W. Newkirk and Tanya L. Newkirk, husband and wife, 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. 6, Block "B" on the Plan of Sophia M. Neal property, of record in Book 1130, page 4, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the easterly margin of Neal Terrace and extends back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Dimeta Smith , by Order filed in the Davidson County Circuit Court as Docket No. 11P1648, appointing the said Dimeta Smith as Administratrix of The Estate of Joseph Alonzo Smith. Previously conveyed to Jonathan Smith, Dimeta Smith, Jabar A. Smith, Gloria Elizabeth Smith, Gloria Louis Smith by Affidavit of Heirship as recorded 11/03/2011 in Instrument Number 20111103-0085668.

Subject to all matters as shown on Plan of Sophia M. Neal property of record in Book 1130, page 4, Register's Office for Davidson County, Tennessee. Easement of record in Book 4306, page 320, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1808 Neal Terrace, Nashville, TN 37203

(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 my hand this 2nd day of May, 2012.

Dimeta Smith, Administratrix

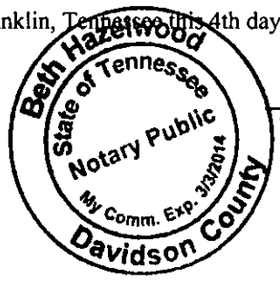
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dimeta Smith with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Administratrix of The Estate of Joseph Alonzo Smith and that she as such Administratrix executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 4th day of May, 2012.

Commission expires: ~~July 29, 2013~~ 3-31-14



Tahira J. Pyszka Notary Public