BILL GARRETT, Davidson County
Trans:T20120038231 DEEDWARR
Recvd: 05/24/12 10:01 2 pgs
Fees:13.00 Taxes:499.13

20120524-0045044

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(1)

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 134,900.00

Affiant

Subscribed and sworn to before me, this 9th day of May, 2012.

Notary Public

My commission expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 JOHNNY CASH PKWY.
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARGARET A. SMITHA SUZANNE J. SMITHA	Nola Lending Group, LLC	07213035500
1214 LAURENT STREET	4000 S. Sherwood Forest Blvd., #202	
NASHVILLE, TN 37206	Baton Rouge, LA 70816	

FOR AND IN 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 ACKNOWLEDGE, WE,

DALE HIRE, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARGARET A. SMITHA, a single woman and SUZANNE J. SMITHA, a single woman

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 the northerly 25 feet of Lot No. 27 and the southerly 25 feet of Lot No. 26 on the Plan of Nashville Trust Company's Subdivision of the Tim H. Moore's Subdivision as of record in Plat Book 843, Page 79, Register's Office for Davidson County, Tennessee. Said parts of Lots 27 and 26 front together 50' on the westerly side of Laurent Street and extend back 200' along the northerly and southerly side lines to rear line measuring 50' thereon. Being the same property conveyed to Tammy L. Williams on 08/29/01, by deed from Brenda H. Karnley-Tucker, filed for record on 09/21/01, in Instrument No. 20010921-0102556, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Jerry Clay and wife, Tammy Clay by Quitclaim Deed from Tammy L. Williams, recorded simultaneously herewith in Instrument No. 20050707-0078642, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO DALE HIRE BY SUBSTITUTE TRUSTEE'S DEED FROM NATIONWIDE TRUSTEE SERVICES, INC., AS SUBSTITUTE TRUSTEE DATED 08/18/11 AND RECORDED ON 08/26/11 IN INSTRUMENT NO. 20110826-0066051, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plat of record in Book 843, Page 79, Register's Office for DAVIDSON County, Tennessee.

This is improved (X) unimproved (____) property known as 1214 LAURENT STREET, NASHVILLE, TN 37206.

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 in 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/our hand(s) this 9th day of May, 2012.

DALE HIRE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DALE HIRE, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2012.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY