Return:

Bell Title
1616 Westgate Circle
Brentwood,TN 37027

BILL GARRETT, Davidson County
Trans:T20120038301 DEEDWARR
Recvd: 05/24/12 12:57 2 pgs
Fees:13.00 Taxes:462.50
20120524-0045141

Warranty Deed

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of May, 2012.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Edward Smith Maho Smith	New Owner	
113 Lindsley Park Drive		083-09-0-460.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BETH SCHACKNE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDWARD SMITH AND MAHO SMITH**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lot No. 10 on the Plan of Lindsley Park Addition of record in Plat Book 547, Page 76, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Easterly margin of Helen Avenue 100 feet from the Northerly margin of Holly Street, and running East parallel with Holly Street, 168 feet; thence Northerly 61.5 feet; thence in a Westerly direction 167.3 feet to the Easterly margin of Helen Avenue; thence with the Easterly margin of Helen Avenue in a Southerly direction 50 feet to the point of beginning.

Being the same property conveyed to Beth Schackne by Warranty Deed from William H. Dorris, unmarried Robert B. Huffine, married of record at Instrument No. 20031031-0160187, Register's Office for Davidson County, Tennessee, dated October 30, 2003.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 113 Lindsley Park Drive, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of May, 2012.

Beth Schackne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Beth Schackne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of May, 2012.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

Notary Public