WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120062387 DEEDWARR
Recvd: 08/21/12 11:21 2 pgs
Fees:13.00 Taxes:536.50
20120821-0074997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/8/13
(AFFIX SEAL)

TRICIA BALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yvonne R. Smith	Same as new owner	102-04-0-071
(NAME)	(NAME)	
6413 Premier Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	,	
(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, Sandra Landis, f/k/a Sandra Johnson, and husband Ronald Landis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yvonne R. Smith HEREINAFTER CALLED THE GRANTEE, HER 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(s) 720, as shown on the map entitled Charlotte Park, Section XII, of record as Plat Book 2900, pages 127 and 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 720 fronts 72.0 feet on the southwesterly side of Premier Drive and extends back 138.5 feet on the northwesterly line and 135.7 feet on the southeasterly line, to a line in the rear on which it measures 72.4 feet.

Being the same property conveyed to SANDRA RENFRO, by deed from RUDOLPH H. GODWIN, of record as Instrument No. 20030411-0048455, dated April 8, 2003, said Register's Office. The said Sandra Renfro having been married and became Sandra Johnson, who then divorced. Being further conveyed to SANDRA JOHNSON by quitclaim deed from MICHAEL RAY JOHNSON, of record as Instrument No. 20080812-0082770, dated November 9, 2007, said Register's Office. Said quitclaim deed being corrected by Scrivener's Affidavit of record as Instrument No. 20080821-0085918, said Register's Office.

This conveyance is subject to: 2012 property taxes which are a lien, but not yet due and payable; all matters appearing on the map entitled Charlotte Park, Section XII, of record as Plat Book 2900, pages 127 and 128, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 6413 Premier Drive, Nashville, TN 37209
(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 17th day of August, 2012.

Sandra Landis

Ronald Landis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra and Ronald Landis, the within named bargainors, with whom I am personally acquainted (or proved to me 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 at office, this 17th day of August, 2012

Notary Public

PAUL F. SOP[illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14