WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120066512 DEEDWARR
Recvd: 09/05/12 13:11 2 pgs
Fees:13.00 Taxes:699.30

20120905-0080215

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER IS $189,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **29th** day of August, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Smith and Rachel R. Smith	SAME	133-130-04300
(NAME)	(NAME)	
1302 Tulip Avenue		
(ADDRESS)	(ADDRESS)	
Searcy, AR 72143	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Keith D. Whitaker and Mandy Whitaker, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David E. Smith and Rachel R. Smith, 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. 591 on the Plan of Section VII. Caldwell Hall, as of record in Book 3300, Page 19, Register's Office for said County.

Beginning at a point in the southerly margin of Elysian Fields Road, at the corner of Lots 590 and 591; thence with the line between said lots southwardly 112 feet to a corner of Lot No. 592 on said plan; thence with the line between Lots 591 and 592, westwardly 116.2 feet to a point in the easterly margin of Langston Drive; thence with the margin of the same, northwardly 115 feet to a point at the beginning of a curve; thence around said curve, northeastwardly 39.27 feet to a point in the southerly margin of Elysian Fields Road; thence with the margin of the same, eastwardly 101.85 feet to the beginning.

Being the same property conveyed to Keith D. Whitaker and Mandy L. Miles by Warranty Deed from Linda Fay Paschall, dated July 25, 2006 of record in Instrument No. 20060727-0090760, Register's Office of Davidson County, Tennessee.

Upon oath, Mandy Whitaker warrants, covenants and certifies that she is one and the same person as Mandy L. Miles.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 565 Elysian Fields Rd., Nashville, TN 37211

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, has 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 29th day of August, 2012.,

Keith D. Whitaker

Mandy Whitaker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Keith D. Whitaker and Mandy Whitaker**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of August, 2012.

Notary Public

My commission expires: 5/5/2015

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5 2015

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 1725 N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122