WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Holly R Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 2012.

Notary Public

MY COMMISSION EXPIRES: 4-3-13
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120067173 DEEDWARR
Recvd: 09/07/12 09:52 2 pgs
Fees:13.00 Taxes:473.60

20120907-0081101

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holly R. Smith	Regions Mortgage	083-16-0-40.00
(NAME)	(NAME)	
2505 Lazenby Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 12-1327

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I,/ we Nancy K. Shelton, unmarried** , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Holly R. Smith and Russell N. Hanberry , both unmarried** hereinafter called the GRANTEE, **his/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 No. 249 on the Plan of Section Three, Addition Two, Fortland Park of record in Plat Book 3106, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 249 fronts 80 feet on the North side of Lazenby Drive and extends back 218.38 feet on the Westerly line and 217.13 feet on the Easterly line, to a dead line in the rear on which it measures 80.06 feet.

Being part of the same property conveyed to Nancy K. Shelton by Warranty Deed from Clara H. Carter of record at Instrument No. 20070926-0114616, Register's Office for Davidson County, Tennessee, dated September 21, 2007 and Scrivener's Affidavit recorded at Instrument No. 20080103-0000492.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2505 Lazenby Drive , Nashville, TN 37206

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 31st day of August, 2012.

Nancy K. Shelton 8-31-12

Nancy K. Shelton

STATE OF Tennessee
COUNTY OF Davidson

On this 31st day of August , 2012, before me personally appeared Nancy K. Shelton to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

Notary Public

My Commission Expires: 11.29.2015

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY