WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120067880 DEEDWARR
Recvd: 09/11/12 07:41 2 pgs
Fees:13.00 Taxes:1424.13
20120911-0082094

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-29-13

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE S. ATCHLEY COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel M. Albright	NEW OWNER	Map & Parcel 02500020000
(NAME)	(NAME)	
1253 Hitt Lane		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, Donnie M. Smotherman and Trina M. Smotherman, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel M. Albright and Roxanna L. Albright, 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:

BEING Lot No. 2, on the Plan of Jennings Property, of record in Instrument 200305150066801, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Donnie M. Smotherman and wife, Trina M. Smotherman by deed from Robert C. O'Guin and Cathy M. O'Guin, husband and wife of record in Instrument 20050715-0082283, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 9860, Page 501 and in Book 10824, Page 846, said Register's Office.

This conveyance is subject to Agreement for Dedication of Easement for Sanitary Sewers of record in Book 7695, Page 656, said Register's Office.

Subject to any and all matters and notes on plat of record in Instrument 20030515-0066801, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1253 Hitt Lane, Goodlettsville, TN 37072

(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 6th day of September, 2012.

Donnie M. Smotherman

Trina M. Smotherman

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 6th day of September, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donnie M. Smotherman and Trina M. Smotherman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

5-3-16

Notary Public,