BILL GARRETT, Davidson County
Trans:T20120068260 DEEDWARR
Recvd: 09/11/12 15:05 2 pgs
Fees:13.00 Taxes:370.00
20120911-0082496

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Steve S. Hager
1027 Burchwood Ave
Nashville, TN 37216

SEND TAX BILL TO:
Owner

MAP 072-9
GROUP
PARCEL 101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Juanita S. Lawrence, affiant of The Estate of Georgia E. Smith,** has this day bargained and sold, and does hereby transfer and convey unto **Steve S. Hager, unmarried,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Map of Burchwood Place of record in Plat Book 547, Page 183, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Georgia E. Smith by Ouitclaim Deed from Charles R. Smith of record in Book 8442, page 669, Register's Office for Davidson County, Tennessee, dated September 13, 1991, further

Being the same property conveyed to Charles R. Smith and wife, Georgia E. Smith by Deed from Odell Braswell and wife, Marie S. Braswell of record in Book 3766, Page 522, said Register's Office, Tennessee, dated June 8, 1964. Charles R. Smith conveyed his interest to Georgia E. Smith in Deed of record in Book 6151, Page 316, dated September 1, 1983 and Georgia E. Smith conveyed to Charles R. Smith to create a tenancy by the entirety between them both by Quitclaim Deed of record in Book 7009, Page 64, dated October 14th 1986, said Register's Office.

The said Georgia E. Smith died on March 22, 2012 leaving a Last Will and Testament. Juanita S. Lawrence, who is named as Affiant.

This is improved property known as: **1003 Burchwood Ave, Nashville, Tennessee 37216**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2012 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to

any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 547, page 183, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 12th day of July, 2012.

Juanita S. Lawrence, Affiant for
The Estate of Georgia E. Smith

BY: Juanita S. Lawrence, Affiant for
The Estate of Georgia E. Smith

STATE OF TENNESSEE
COUNTY OF WILSON

On this 12TH day of July, 2012, before me, personally appeared Juanita S. Lawrence, as Affiant of the Estate of Georgia E. Smith, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and official seals at office this 12th day of July, 2012.

GREG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $100,000.00.

AFFIANT

Subscribed and sworn to before me this the 12th day of July, 2012.

GREG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014

NOTARY PUBLIC

My Commission Expires: _____