WARRANTY DEED

Return to:
Greater Nashville
Title & Closing Co.
200 Madison Street
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Jerry N. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: 03-03-14

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20120071773 DEEDWARR
Recvd: 09/24/12 11:49 2 pgs
Fees:13.00 Taxes:85.10

20120924-0086545

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerry N. Smith and Bobby J. Smith	Jerry N. Smith	04313020900
(NAME)	(NAME)	
245 Hillcrest Drive	245 Hillcrest Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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, I, RONNIE W. HALL, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY N. SMITH AND WIFE, MARY LOUISE SMITH as to a one-half undivided interest and as tennats in common with BOBBY J. SMITH, unmarried, as to a one-half undivided interest, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 14 of Block G on the Map of Forest Park Subdivision, as of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 14 fronts together 100 feet on the northerly side of Elm Street and runs back between parallel lines 200 feet to a dead line. Included in this description but expressly excluded from this conveyance is the north 60 feet of Lot No. 14 which was conveyed to E. H. Phy and wife, by deed of record in Book 2030, Page 627, said Register's Office.

Being the same property conveyed by Warranty Deed dated February 11, 2003, to Ronnie W. Hall from Jewell Smith, by and through her attorney in fact, Marjorie S. Jones, a one-half (1/2) undivided interest and Thomas Eugene Estes, Cynthia Denise Estes Hitt, Sharon Darlene Estes, Roger Dale Estes, a one-half (1/2) undivided interest, and Jay R. Hitt, the spouse of Cynthia Denise Estes Hitt, of record in Instrument No. 20030224-0023980, Register's Office for Davidson County, Tennessee, and re-recorded in Instrument No. 20030808-0113534, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 309 Elm St., Madison, TN 37115
(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 my hand this 20th day of September 20th, 2012.

File No.: 2012-0534
GRE TN Warranty Deed

Ronnie W. Hall

STATE OF FLORIDA

COUNTY OF

On this 20 day of September, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronnie W. Hall**, 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 he executed the same as his free act and deed.

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

My Commission Expires:
1/31/15

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SHERRIE L. MAROCKI
Notary Public - State of Florida
My Comm. Expires Jan 31, 2015
Commission # EE 33375
Bonded Through National Notary Assn.