BILL GARRETT, Davidson County
Trans:T20120096113 DEEDWARR
Recvd: 12/17/12 09:40 2 pgs
Fees:13.00 Taxes:542.05

20121217-0115804

VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-121100865

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$146,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
7th day of DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES:

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSHUA L. GREEN **2405 PORTER ROAD** **NASHVILLE, TN 37206**	New Owner	**073-13-0-042.00**

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, WE,

GARY SMITH, CHRISTOPHER CASEY AND KRISTIE CASEY, HEIRS OF THE ESTATE OF ANITA LOIS SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSHUA L. GREEN AND WIFE ANDRA B. GREEN

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. 18 on the Plan of Burchwood Gardens, Section 1, as of record in Book 2900, Page 16, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Gary W. Smith and wife, Anita Lois Smith, by Warranty Deed from Philip N. Brownstein, dated 12/3/65 and recorded 1/4/66 in Book 3974, Page 621, in the Register's Office of Davidson County, Tennessee. The said Gary W. Smith having since died on or about December 28, 2007. The said Anita Lois Smith having since died, intestate, on or about April 10, 2012, devising subject property to her heirs at law, Gary Smith, Christopher Casey and KRISTIE Casey, pursuant to Petition and Order for Intestate Administration filed 6/13/12 in Case No. 12P-809 in the Probate Court of Davidson County, Tennessee. The said Gary Smith having been appointed Administrator of the Estate of Anita Lois Smith by said Order.

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.

This is improved (X) property known as **2405 PORTER ROAD, NASHVILLE, TN 37206**
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 7th day of DECEMBER, 2012.

GARY SMITH, HEIR

CHRISTOPHER CASEY, HEIR

KRISTIE CASEY, HEIR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Smith, Christopher Casey and Kristie Casey, Heirs of the Estate of Anita Lois Smith the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of DECEMBER, 2012.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014