BILL GARRETT, Davidson County
Trans:T20130003363 DEEDWARR
Recvd: 01/11/13 15:54 2 pgs
Fees:13.00 Taxes:251.60
20130111-0003968

Warranty Deed

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $68,000.00. Affiant Subscribed and sworn to before me, this the 9th day of January, 2013. Notary Public My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nicole E. Elliott	New Owner	
204 St. Lukes Lane		82-07-094.00
Smyrna, TN 37167		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERNA C. SMITH, UNMARRIED, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF OLIVER N. SMITH**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICOLE E. ELLIOTT, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of an unnumbered tract and known Lot No. 138 on the Plan of Dr. V.S. Lindsley's Addition to Edgefield of record in Plat Book 57, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property and being more particularly described as follows:

Beginning at a point in the westerly margin of Meridian Street, 500 feet northerly from the northerly margin of Hancock Street; running thence westerly and parallel with Hancock Street, 174 1/4 feet to the easterly margin of an alley; thence northerly with the easterly margin of said alley 50 feet; thence easterly and parallel with Hancock Street, 174 1/4 feet to the westerly margin of Meridian Street; thence southerly with the westerly margin of said street, 50 feet to the beginning.

Being the same property conveyed to Oliver N. Smith, by Deed from Joel A. Smith, Sr. of record in Record Book 9632, page 580, Register's Office for Davidson County, Tennessee, dated March 29, 1995. The said Oliver N. Smith having since died on July 26, 1995 and his Last Will and Testament being probated in Davidson County, Tennessee Probate Court under Case No. 95p-1476 and devising the property to Erna C. Smith.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 820 Meridian St., Nashville, TN 37207.

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(S), his/her/their heirs

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of January, 2013.

The Estate of Oliver N. Smith

By: Erna C. Smith
Name: Erna C. Smith
Title: Devisee Under the Last Will and Testament of Oliver N. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Erna C. Smith, Devisee under the Last Will and Testament of Oliver N. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 9th day of January, 2013.

J. Brandon Miller
Notary Public

My Commission Expires: 9-9-2014

