WARRANTY DEED

Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,500.00

William Sloan Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2013.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian A. Bethel	Wilson Bank & Trust	06304006900
(NAME)	(NAME)	
109 Gaile Dr.	1436 West Main St.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Lebanon TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130010106 DEEDWARR
Recvd: 02/06/13 08:52 2 pgs
Fees:13.00 Taxes:456.95
20130206-0012147

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, William Sloan Smith, Unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian A. Bethel, an unmarried man, HEREINAFTER CALLED THE GRANTEE, HIS 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:

Being Lot No. 3 on the Plan of Polly Acres in the City of Lakewood, Davidson County, Tennessee, as of record in Plat Book 3700, Page 57 and Plat Book 3700, Page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 90 feet on the easterly side of Gail Lane and runs back between parallel lines 199.81 feet to a dead line in the rear upon which it measures 90 feet.

Being the same property conveyed by Warranty Deed dated October 14, 1967, to William Sloan Smith, and wife, Betty Sue Donnell Smith, of record in Book 4186, Page 807, Register's Office for Davidson County, Tennessee. The said Betty Sue Donnell Smith, having since died.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS, OF RECORD IN BOOK 4186, PAGE 807, BOOK 3700, PAGE 57, AND BOOK 3700, PAGE 90, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE., SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF POLLY ACRES OF RECORD IN PLAT BOOK 3700, PAGE 57, AND BOOK 3700, PAGE 90, SAID REGISTER'S OFFICE; SUBJECT TO ANY EASEMENTS OR OTHER DOCUMENTS OF PUBLIC RECORD WHICH MAY AFFECT SUBJECT PROPERTY.

SUBJECT PROPERTY STREET ADDRESS A/K/A 109 GAYLE DRIVE

unimproved ☐

This is improved ☑ property, known as 109 Gaile Drive, Old Hickory, TN 37138

(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 4th day of February, 2013.

William Sloan Smith

William Sloan Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4th day of February, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Sloan Smith**, 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:
1-9-16

Sandy Balent
Notary Public

Return To:

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

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY