NEW OWNER:

Thomas A. Smith
716 NEWHALL DRIVE
~~NASHVILLE, TN~~ 37206
SEND TAX BILLS TO:
OWNER

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 13-0084

Map 072
Group 14-0
Parcel 163.00

BILL GARRETT, Davidson County
Trans:T20130016858 DEEDWARR
Recvd: 02/28/13 15:36 3 pgs
Fees:18.00 Taxes:314.50
20130228-0020309

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **EIGHTY-FIVE THOUSAND and 00/100 Dollars ($85,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HEATHER SELLERS** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **THOMAS A. SMITH** UNMARRIED ("Grantee"), it's successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Map of G.A. Pickup's Subdivision of part of Lots Nos. 32 and 33, Brownsville, as of record in Plat Book 974, page 43, Register's Office for said County.

Said Lot No. 16 fronts 50 feet on the easterly side of North 16th Street and runs back between parallel lines 200 feet to the westerly line of the Louisville & Nashville Railroad Property.

Being the same property conveyed to Heather Sellers by Warranty Deed from Brett Chrisp, married dated May 27, 2011 of record in Instrument #2011527-0040951, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2408 N. 16th Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, it's heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor has lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 26th day of February, 2013.

HEATHER SELLERS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, HEATHER SELLERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument.

WITNESS my hand and official seal at office this 26th day of February, 2013.

JONATHAN M TINSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5/28/2016

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The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

AFFIANT

Sworn to and subscribed to before me this 26th day of February, 2013.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY