BILL GARRETT, Davidson County
Trans:T20130023106 DEEDWARR
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Fees:13.00 Taxes:259.00
20130321-0027994

Send Tax Statements To
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

Name and Address of New Owner:
Ned D. Smith
2939 Hillhurst Drive
Nashville, TN 37207

From Information Furnished By

Map and Parcel 60-7-125

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **CLYDE D. SMITH, unmarried,** has this day bargained and sold and does hereby transfer and convey unto, **Ned D. Smith and wife, Jamie D. Smith** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

Being all of Lot No.26, on the plan of Section 3, Hillhurst Acres, according to plat and survey appearing of record in Plat Book 2331, page 86, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Baxter Morris Smith etux Barbara Colleen Smith, by Warranty Deed from James Claude McQuiston etux Thelma Ruth McQuiston, dated April 23, 1963, appearing of record in Book 3535, page 18, of the Register's Office of Davidson County, Tennessee.

The Decedent, Baxter Morris Smith, died testate on April 16, 2012. His Last Will and Testament, bearing the date of September 29, 1984. The Instrument named the Petitioner's father, Clyde Smith to serve as Executor of the will. However, the said Clyde Smith died February 12, 2008 and was preceded in death by his wife, Virgie Smith, who is named as the alternate Executor in the will. Therefore, both parties named in the Will to serve have predeceased the Decedent. However, the Petitioner, Clyde D. Smith, is also the sole alternate beneficiary and was permitted to Serve as Administrator by Davidson County Probate Court Dated June 5, 2012. Probate Case Number:12P-882

This conveyance is made subject to any and all matters shown on said plat and survey of record in Plat Book 2331, page 86; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **NED D. SMITH** AND WIFE, JAMIE D. SMITH, their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

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TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MUFREESBORO, TN 37130

unencumbered, except for the lien of the 2013 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 18th day of March, 2013.

Clyde D. Smith, Devisee under the will of Baxter Morris Smith

Clyde D. Smith, Devisee under the Will of Baxter Morris Smith

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Clyde D. Smith,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 18th day of March, 2013.

Sam L Grisham

NOTARY PUBLIC
My Commission Expires: 7-30-2014

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $70,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Ned Robertson

AFFIANT

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SWORN to and subscribed before me,
this 18th day of March, 2013.

Sam L Grisham

NOTARY PUBLIC
My Commission Expires: 7-30-2014