BILL GARRETT, Davidson County
Trans:T20130024900 DEEDWARR
Recvd: 03/27/13 14:09 2 pgs
Fees:13.00 Taxes:399.60

20130327-0030163

RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
June 22, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 108,000.00

Affiant

Subscribed and sworn to before me, this 18th day of March, 2013.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SUSAN BAKER	same	148.10-0-067.00
233 HAYWOOD LANE		
NASHVILLE, TN 37211		

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 ACKNOWLEDGE, WE,

CARL E SMITH AND WIFE, BERTHA H SMITH

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

SARAH SUSAN BAKER, TRUST

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. 135 on the Plan of Locustwood Subdivision, Section 1, of record in Book 2330, page 136, Register's Office for said County.

Said Lot No. 135 fronts 100 feet on the southerly side of Haywood Lane and runs back 191.9 feet on the westerly line and 275 feet on the easterly line to a dead line in the rear, measuring 130.1 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO CARL E SMITH AND WIFE, BERTHA H SMITH BY WARRANTY DEED FROM GAINES AND GREGORY CONSTRUCTION COMPANY, INC DATED 03/19/58 AND RECORDED ON 03/20/58 IN BOOK 2742, PAGE 193, SAID REGISTER'S OFFICE FOR SAID COUNTY.

CARL E SMITH DIED ON MAY 5TH, 2011 LEAVING BERTHA H. SMITH AS SOLE HEIR PER LAST WILL AND TESTAMENT ADMITTED TO PROBATE DOCATE NUMBER P-1938-11.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 233 HAYWOOD LANE, NASHVILLE, TN 37211.

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 in 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 my/our hand(s) this 18th day of March, 2013.

Bertha H Smith by Steve Carlton Smith, Attorney in Fact

BERTHA H. SMITH BY STEVE CARLTON SMITH,
ATTORNEY IN FACT

_____

_____

_____

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 STEVE CARLTON SMITH , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the attorney in fact for BERTHA H. SMITH and that he is authorized by BERTHA H. SMITH to execute this instrument on his/her behalf.

Witness my hand and seal this 18th day of March 2013.

_____
Notary Public

My commission expires:

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