This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2013030007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $153,000.00

BILL GARRETT, Davidson County
Trans:T20130032295 DEEDWARR
Recvd: 04/19/13 10:07 2 pgs
Fees:13.00 Taxes:566.10
20130419-0039087

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 17th day of April, 2013.

Alexis Perkins
Affiant

E. Mannix
Notary Public Comm. exp 1-6-15

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Laura E. Matthews		061-030-017.00
5007 Inglewood Court	New Owner	
Nashville, TN 37216		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joe N. Smith , a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Laura E. Matthews, unmarried and Jason B. Broyles, unmarried as Tenants in Common with right of survivorship** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

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. 50 of Block "C" on the plan of Inglewood Heights Subdivision of the A. J. Coleman Property described according to a survey made by G. L. Gant, dated August 31, 1945, and being shown on plat of record in Book 1424, Page 85, Register's Office for Davidson County, Tennesse, and as follows:

BEGINNING on the westerly margin of Inglewood Court at the common corner of Lot Nos. 50 and 51; thence with the line between said lots, westwardly 156 feet to the easterly line of Lot No. 57; thence with the easterly line of said lot, eastwardly 52.6 feet to the northerly line of Lot No. 47; thence with the northerly line of Lots Nos 47 to 49 eastwardly 161.05 feet to the westerly margin of Inglewood Court; thence with the westerly margin of said court, northwardly 75 feet to the point of beginning.

Being the same property conveyed to Joe N. Smith by deed from Charles Layton Cotten and wife Ruby Lee Cotten of record in Instrument 20060517-0057495, Register's Office for Davidson County, Tennessee, dated May 15, 2006, recorded May 17, 2006.

The undersigned declares under penalty of perjury the subject property has never been used as a principal residence by the Grantor or his spouse.

This is improved property known as **5007 Inglewood Court, Nashville, TN 37216.**

This conveyance is made subject to all matters of record in Register's Office for Davidson County, Tennessee including but not limited to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 17th day of April, 2013.

Joe N. Smith

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Joe N. Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of April, 2013.

E. Mannix
Notary Public Comm. exp. 1-6-15

