Davidson County	DEEDWARR
Recvd: 05/21/13 09:34	2 pgs
Fees:13.00 Taxes:645.65	
20130521-0051010	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$174,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF May, 2013.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gordon Dunham 2604 Eastland Ave Nashville TN 37206	Peoples Home Equity Inc 215 Ward Circle Brentwood TN 37027	Map 083 12 0 Parcel 181

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 acknowledged, we,

JOYCE SMITH, unmarried wowam

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Gordon Dunham, and Christina Dunham, husband and wife

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. 1 on the Plan of Twin Estates, Section 1, as of record in Plat Book 3842, Page 88, Register's Office for said County described as follows:

Beginning on the easterly margin of Eastland Avenue at the corner of lots 1 and 2; thence with the line between said two lots easterly 97.3 feet; thence south 7 degrees 43' west 129 feet to the northerly margin of a 50 foot unnamed street; thence with the same, westerly 101 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northwesterly 39.3 feet to the easterly margin of Eastland Avenue; thence with the same north 20 degrees 14' east 110.1 feet to the beginning.

Being the same property conveyed to CHARLES SMITH, UNMARRIED, by deed from LILLIAN P. MCINTYRE, of record in Book 9844, page 489, dated October 27, 1995, said Register's Office. Then being further conveyed to CHARLES SMITH AND WIFE, JOYCE SMITH, by Quitclaim Deed from CHARLES SMITH, MARRIED, of record in Book 9938, page 223, dated June 30, 1996, said Register's Office. The said Charles Smith having since died.

Joyce A. Smith and Joyce Smith, being one in the same person.

This conveyance is made subject to the following:
1) 2013 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 2604 Eastland Ave Nashville TN 37206
(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 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 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 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 hand(s) this 20th day of May, 2013.

Joyce A. Smith

By: Sylvia Patterson, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 20th, day of May, 2013, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Sylvia Patterson, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Joyce A. Smith, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Joyce A. Smith.

Power of Attorney recorded in Instrument No. 20110923-0073601 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 20th day of May, 2013.

My Commission Expires: 03/03/2015

NOTARY PUBLIC James C Smith

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 5.21.13

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027