WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130045427 DEEDWARR
Recvd: 05/31/13 11:21 2 pgs
Fees:13.00 Taxes:353.35

20130531-0055062

STATE OF TENNESSEE
COUNTY OF 95500.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: March 06, 2014

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emerald Creek Properties, a General Partnership	Emerald Creek Properties	08116039200; 08116038900; 08116038800
(NAME)	(NAME)	
P O. Box 616	P O. Box 616	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37077-0616	Hendersonville, TN 37077-0616	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MELVIN JACINTA SMITH, aka MELVIN JAI SMITH aka MELVIN J. SMITH, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EMERALD CREEK PROPERTIES, A GENERAL PARTNERSHIP, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

1006-1008 Jefferson Street, Nashville, Tennessee 37218:

LAND LOCATED IN THE 20th Councilmanic District of Nashville, Davidson County, Tennessee on the northerly margin of Jefferson Street, 69.65 feet west of 10th Avenue North, being part of Lot No. 149, D. T. McGavock's First Addition, recorded in Book 10, Pages 606-608, Register's Office for Davidson County, Tennessee, being bounded on the North by Smith, on the East by Smith, on the South by Jefferson Street, and on the West by Shannon and Smith, described according to a boundary survey dated 7/17/03 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN R.L.S. # 1838), as follows:

BEGINNING at a P.K. nail (new) on the northerly margin of Jefferson Street, said nail being located S 69 deg. 34' 55" W 69.65 feet (69', more or less, on adjoiner's deed) from the westerly margin of 10th Avenue North and being the southwest corner of the Victor Con Smith, Jr. land (Book 5890, Page 106, Register's Office for Davidson County, Tennessee); thence with said northerly margin of Jefferson Street, S 69 deg. 34' 55" W 30.28 feet to an iron rod (new) at the southeast corner of the Albert J. Shannon land (Book 5581, Page 846, R.O.D.C., TN); thence leaving said Jefferson Street with said Shannon land, N 30 deg 40' 10" W (passing said Shannon's northeast corner), for a total distance of 91.00 feet (90 feet by previous deed) to an iron rod (old) in the easterly line of Victor C. Smith, Jr. (Book 8181, Page 294, R.O.D.C., TN), and at the southwest corner of the Victor Con Smith, Jr. land (Book 5890, Page 106, R.O.D.C., TN); thence with Smith's said southerly line, S 69 deg. 48' 46" E 36.12 feet to an iron rod (new) in the westerly line of said Victor Con Smith, Jr. (Book 5890, Page 106, R. O. D. C., TN); thence with said Smith, S 27 deg. 01' 38" E 90 feet to the point of beginning, containing 2,969.51 sq. ft. or 0.068 acres, more or less.

Being the same property conveyed to Melvin Jai Smith by Warranty Deed from Faye C. Kimbrough, Lillian C. Collins and Phyllis C. Lett which deed is dated July 29, 2003 and recorded as Instrument No. 20030814-0117475 in the Register's Office for Davidson County, Tennessee.

1010 Jefferson Street, Nashville, Tennessee 37218:

LAND IN DAVIDSON COUNTY, TENNESSEE, being the easterly half of Lot No. 150 in D. T. McGavock's First Addition to Nashville, a plan of which is of record in Book 10, Pages 606-609, Register's Office for Davidson County, Tennessee.

Said easterly half of Lot No. 150 fronts 50 feet on the northerly side of Jefferson Street, and runs back between parallel lines 175 feet, more or less, to the southerly margin of Madison Street. (Metropolitan Planning Department records show lot to be 50 ft. x 75 feet)

Being the same property conveyed to Melvin J. Smith by Warranty Deed from Victor C. Smith, Jr. which deed is

dated October 17, 2003 as Instrument No. 20031022-0155812 in the Register's Office for Davidson County, Tennessee.

1012 Jefferson Street, Nashville, Tennessee 37218:

LAND IN DAVIDSON COUNTY, TENNESSEE, being a part of Lot No. 150 in D. T. McGavock's First Addition to Nashville, a plan of which is of record in Plat Book 10, Pages 606-609, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Jefferson Street, at the corner of Lots Nos. 150 and 151 on said plan; thence northerly along the dividing line between Lots 150 and 151, 115 feet, more or less, to the southwest corner of the Alice Riddick property; thence easterly and along the rear line of Alice Riddick's property and being in all 50 feet to a point; thence southerly on a line parallel to the dividing line between Lots Nos. 150 and 151, 115 feet, more or less, to a point on Jefferson Street; thence westerly along the north margin of Jefferson Street, 50 feet to the point of beginning.

Being the same property conveyed to Melvin Jacinta Smith by Warranty Deed from Leo P. Sam, Jr. and Harold Jude Smith, as tenants in common which deed is dated June 21, 2005 and recorded as Instrument No. 20050630-0075344 in the Register's Office for Davidson County, Tennessee and re-recorded as Instrument No. 20050721-0084867, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO ANY MATTERS SET FORTH ON THE PLAN OF D. T. MCGAVOCK'S FIRST ADDITION TO NASHVILLE OF RECORD IN BOOK 10, PAGES 606-609, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO ANY MATTERS SET FORTH ON A SURVEY DATED 7/17/2003 BY CAMPBELL, MCRAE AND ASSOCIATES, INC.

The herein conveyed property is not the principal residence of the Grantor.

unimproved ☐

This is improved ☑ property, known as **1010 Jefferson Street, Nashville, TN 37208**
1012 Jefferson Street, Nashville, TN 37208
1006-1008 Jefferson Street, Nashville, TN 37208

(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 GRANTEE, its heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its 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 this 30th day of May, 2013.

Melvin Jacinta Smith

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30th day of May, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Melvin Jacinta Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115