Box 89

BILL GARRETT, Davidson County
Trans:T20130051395 DEEDWARR
Recvd: 06/18/13 15:30 5 pgs
Fees:28.00 Taxes:540.20
20130618-0062379

18795
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

# WARRANTY DEED

**Address New Owner(s)**
Robert N. Moore, Jr.
424 Margin Street
Franklin, TN 37064-2617

**Send Tax Bills to: and**

New Owner

**Map-Parcel:**
06108002500

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, I/we, **Marty Lafayette Smith and Myron Frann Smith, Co-Trustees for the Buster and Ann Smith Trust and Ryan Alston Smith, Rachel Nichole Smith, Marty Lafayette Smith, Myron Frann Smith, James Clayton Smith and Joseph Allen Smith as heirs to the Estate of Lillian Ann Smith** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert N. Moore, Jr.**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

**BEING the same property conveyed to Sherry Daniels, Trustee for DM Trust, by deed from Marty Lafayette Smith, Myron Frann Smith, Ryan Alston Smith, Rachel Nichole Smith, James Clayton Smith and Joseph Allen Smith, heirs to the Estate of Lillian Ann Smith, Probate No. 08P715, dated November 15, 2010 and filed in Instrument No. 20101118-0092500, said Register's Office.. Title now vested in Marty Lafayette Smith and Myron Frann Smith, Co-Trustees for the Buster and Ann Smith Trust pursuant to a Trustee's Deed dated May 3, 2013, and filed in Instrument No. 20130503-0044784, said Register's Office. The heirs to the estate of Lillian Ann Smith joins in this conveyance to convey any interest they may have by reason of no formal trust being established.**

This is improved property known as: 4712 Log Cabin Road, Nashville, TN 37216

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 whosoever.

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 as of the date shown on the Notary Form.

Marty Lafayette Smith Co-Trustee
Marty Lafayette Smith, Co-Trustee

Myron Frann Smith Co-Trustee
Myron Frann Smith, Co-Trustee

Marty Lafayette Smith
Marty Lafayette Smith

Myron Frann Smith
Myron Frann Smith

Ryan Alston Smith
Ryan Alston Smith
by: Marty Lafayette Smith, Atty. in Fact
by Marty Lafayette Smith, atty. in fact

James Clayton Smith
James Clayton Smith

Rachel Nichole Smith
Rachel Nichole Smith

Joseph Allen Smith
Joseph Allen Smith

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Marty Lafayette Smith and Myron Frann Smith, Co-Trustee , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of June, 2013.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marty Lafayette Smith, Myron Frann Smith, James Clayton Smith and Joseph Allen Smith and Rachel Nichole Smith, the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, TN this 13th day of June, 2013.

Notary Public

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marty Lafayette Smith, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Ryan Alston Smith, and acknowledged that he executed the same as the free act and deed of said Ryan Alston Smith, and for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of June, 2013.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014

Notary Public

**********

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $146,000.00

Affiant

Sworn to and subscribed before me
this 13th day of June, 2013

Notary Public
My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014

**EXHIBIT "A"** **File#: 18795**

**Legal Description**

LAND in Davidson County, Tennessee, being the south 20 feet front and 17-1/2 feet rear of Lot No. 6 and all of Lot No. 7 on the Map of Mrs. McGaughey's Subdivision of Tract No. 3 of A. J. McGaughey's 2nd Hayesboro Plan of Lots, not of record, and described according to a survey made by R. D. Justice, July 1, 1944, as follows:

Beginning on the easterly margin of Lot Cabin Road, at the corner of Lots 7 and 8, being 445 feet, more or less, from the southerly margin of Hayesboro Avenue; thence with the line between said lots, easterly 249 feet to the western boundary line of Lot No. 18 on said plan; thence with the line between said Lots 7 and 18, northwardly 82 feet to a corner of Lots 4,6,7, 18 and 19; thence with the line between Lots 4 and 6, northwardly 17-1/2 feet to the southeast corner of a part of the property conveyed to Harold L. Hix and wife, by deed from G. H. Balthrop and wife, as of record in Book 1578, page 139; thence with the southern boundary line of the Hix property, westerly 236 feet, more or less, to a point in the easterly margin of Log Cabin Road; thence with the easterly margin of said road, southwardly 120 feet to the point of beginning.