BILL GARRETT, Davidson County
Trans:T20130062034 DEEDWARR
Recvd: 07/22/13 09:29 2 pgs
Fees:13.00 Taxes:185.00
20130722-0075280

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

Subscribed and sworn to before me, this 17TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES:
11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calvin L. Tate	Same as new owner	12002011600
	(NAME)	
P O BOX 632		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37070		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Katherine Louise Smith Denson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Calvin L. Tate, hereinafter called the Grantees, their heirs and assigns, that 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. 62 ON THE MAP OF STARDUST ACRES, AS OF RECORD IN BOOK 1424, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DONALD SMITH AND WIFE, LOUISE SMITH BY DEED FROM HELEN H. HUTCHISON OF RECORD IN BOOK 3648, PAGE 391. DONALD SMITH HAVING SINCE PREDECEASED LOUISE SMITH. LOUISE SMITH A/K/A MATTIE LOUISE SMITH DIED TESTATE AND BY ARTICLE II OF THE LAST WILL AND TESTAMENT OF MATTIE LOUISE SMITH, DECEASED, OF RECORD IN PROBATE FILE 12P1703, PROBATE CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND A CERTIFIED COPY OF WILL RECORDED IN INSTRUMENT NO., 20130206-0012255, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DEVISED PROPERTY TO DONNA KAYE SMITH BEALS AND KATHERINE LOUISE SMITH DENSON. DONNA KAYE SMITH BEALS HAVING CONVEYED HER INTEREST TO KATHERINE LOUISE SMITH DENSON BY DEED OF RECORD IN INSTRUMENT NO. 20130206-0012256, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1326 Mars Drive, Nashville, TN 37217
(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/our hand(s) this 17th day of July, 2013.

WARRANTY DEED
(Continued)

Katherine Louise Smith Denson
Katherine Louise Smith Denson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine Louise Smith Denson, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of July, 2013.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15



(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072