BILL GARRETT, Davidson County
Trans:T20130081319 DEEDWARR
Recvd: 09/19/13 13:17 2 pgs
Fees:13.00 Taxes:480.63
20130919-0098844

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $129,900.00

Affiant

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 26 day of August, 2013.

Notary Public
My commission expires: 5-3-16

02-1307-48608

Address of New Owner:	Send Tax Bills to:	Tax Information
Allan Smith 81 Elberta Street Nashville TN 37210	owner	119-06-0-072.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jim Ayers,unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Allan Smith,* hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

*single man

Land in Davidson County, Tennessee, being Lot No. 10, on the Plan of W. C. Miller Lands, not of record, and being more particularly described as follows, to-wit:

BEGINNING on the southerly margin of Elberta Street, 300 feet East of the easterly
margin of Miller Street, said beginning point being the common corner of Lots No. 9 and
10; thence with the line between said lots, southwardly 160 feet to the northerly line of
Lot No. 22; thence with the northerly line of Lots No. 22 and 23, eastwardly 57 feet to the
corner of Lot Nos. 10 and 11; thence with the line between said lots, northwardly 160 feet
to the southerly margin of Elberta Street; thence with the southerly margin to the
southerly margin of Elberta Street; thence with the southerly margin of said Street,
westwardly 57 feet to the point of BEGINNING.

Being the same property conveyed to Jim Ayers, unmarried by deed from Shahrazad M. Worley, a single person, dated June 9, 2004, recorded June 14, 2004, of record in Instrument No. 20040614-0069698, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 81 Elberta Street, Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 26th day of August, 2013.

Jim Ayers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jim Ayers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 26th day of August, 2013.

State of Tennessee at Large

My Commission expires
1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON