This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1284**

BILL GARRETT, Davidson County
Trans:T20130104238 DEEDWARR
Recvd: 12/13/13 10:55 2 pgs
Fees:13.00 Taxes:284.90
20131213-0126332

WARRANTY DEED

THIS INDENTURE, made and entered into this **12/09/2013**, by and between **The Estate of Ruth Eloise Phipps, by Susan Beth Lay Adminstrator**, parties of the first part, and **Sammy M Smith,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land near Nashville, Davidson County, Tennessee, being the one-half of Lot No. 20 on the map of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 50 feet on the southerly side of Kirkland Avenue and runs back between lines, 245.8 feet on the easterly line, 248.4 feet, more or less, on the westerly line to a dead line in the rear on which it measures 50.05 feet, more or less.

Being the same property conveyed to Ruth E. Phipps Stoner by deed from Charles Ralph Phipps, dated 08/24/1972, of record in Book 4639, page 810, Register's Office for Davidson County, Tennessee. Property is being sold to settle the Estate of Ruth Eloise Phipps, Docket No. 13p-1453, Circuit Court for Davidson County, Tennessee DOD June 30,2013.

This conveyance is made subject to:

Parcel ID # **072 07 0 059.00**
☒ **Improved 1208 Kirkland Ave, Nashville, TN 37216**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Susan Beth Lay, administrator

The Estate of Ruth Eloise Phipps
By: Susan Beth Lay, Administrator

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **The Estate of Ruth Eloise Phipps by Susan Beth Lay, Administrator** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 9th day of December, 2013..

Rebecca T. Ballard
Notary Public

My Commission Expires: 5/8/17

REBECCA T. BALLARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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Owner's Name: **Sammy M Smith**

and Address: **1208 Kirkland Ave, Nashville, TN 37216**

Mail tax bills to, SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$77,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 9th day of December, 2013..

Rebecca T. Ballard
Notary Public

My Commission Expires: 5/8/17

REBECCA T. BALLARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY