Box:13
File# 7701

BILL GARRETT, Davidson County
Trans:T20130107225 DEEDWARR
Recvd: 12/27/13 08:59 2 pgs
Fees:13.00 Taxes:332.63
20131227-0130187

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is 89,900.00

Affiant

Subscribed and sworn to before me, this 24th day of December, 2013.

Notary Public

My commission expires: _____

LaTrece McAdoo
State of Tennessee
Notary Public
Comm. Exp. 3/3/2014
Davidson County

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CHELSEA MARIE BORDELON	Mortgage Investors Group	**11907010700**
105 BLACKSTONE PLACE	8320 East Walker Springs Lane	
NASHVILLE, TN 37210	Knoxville Tn 37923	

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 ACKNOWLEDGE, WE,

LARRY JOE SMITH, JR. and JAMES E. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHELSEA M BORDELON, an unmarried woman and CHERYL DEVONA, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Part of Lot. #31 on the Plan of Thompson Lane Park, as of record in Book 2331, Page 138, Register's Office for said County, described as follows: Beginning at a point in the westerly margin of Blackstone Place where Lots 57 and 31 adjoin, and thence South 16 Degrees 32 minutes- west 98.6 feet to a point; thence north 69 degrees west 164 feet to a point in the northeasterly line of the right-of-way for Interstate Highway No. 24, conveyed to the State of Tennessee, by deed of record in Book 3467, Page 291, Register's Office for said County; thence North 23 degrees 30 minutes west along said right-of-way line 59 feet to an iron pin; thence North 69 degrees East 63.6 feet to a monument; thence South 73 degrees 28 minutes East 152.6 feet to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO LARRY JOE SMITH AND WIFE, JUNE ELLEN SMITH, BY WARRANTY DEED FROM ROBERT B. PEEK, DATED 12/19/1969 AND RECORDED ON 01/07/1970 IN BOOK 4390, PAGE 413, SAID REGISTER'S OFFICE FOR SAID COUNTY. JUNE ELLEN SMITH HAVE SINCE ON JULY 19, 2001 AND LARRY JOE SMITH, SR HAVING SINCE DIED ON JULY 3, 2012. LARRY JOE SMITH, JR. AND JAMES E. SMITH HAVING BEEN DIVISIES OF THE WILL OF THE ESTATE OF LARRY JOE SMITH, SR., BY PROBATE COURT UNDER PROBATE NO 12P-1375. AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO 20131227-0130186.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 105 BLACKSTONE PLACE, 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 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 in 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 24th day of December, 2013.

LARRY JOE SMITH, JR.

James E Smith by [signature] attorney in fact
JAMES E. SMITH BY LARRY JOE SMITH, JR., ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, LARRY JOE SMITH, JR as Executor for the Estate of Larry Joe Smith, Sr., the within named Grantor(s), 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, at office, this 24th day of December, 2013.

Notary Public

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7-24-17

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named LARRY JOE SMITH, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of JAMES E. SMITH, and is authorized by him to execute this instrument on his behalf by virtue of a Specific Durable Power of Attorney recorded in Book #_____, Page _____, in said Register's Office.

Witness my hand and official seal at office, this 24 day of December 2013.

#20131227-0130185

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY