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Fees:18.00 Taxes:388.50
20140304-0018015

Please Send Tax Notice to:
Charles Milton Smith, Jr. and Julia Moran Smith
6207 Robertson Ave
Nashville, TN 37209

WARRANTY DEED

Maximum Principal indebtedness for Tennessee recording tax purposes is $105,000.00

STATE OF TENNESSEE
COUNTY OF Davidson

THIS INDENTURE, Made this 25th day of February, 2014, by and between Sherron G. Poss, married, as party or parties of the first part, hereinafter called **GRANTOR**, whose address is 1004 Allenwood Dr., Ashland City, TN. 37015, and Charles Milton Smith Jr. and Julia Moran Smith, husband and wife, as tenants by the entirety, as party or parties of the second part, hereinafter called **GRANTEE**, whose address is 6207 Robertson Avenue, Nashville, TN 37209, (the words, Grantor and Grantee, to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of Ten Dollars ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee, the following described property:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 24 on the map of T.M. Nalls Subdivision of Lots 18, 19 and 20 of the B.F. Cockrill Land, as of record in Book 421, Page 63, Register's Office for said County.

Said part of said Lots front 50 feet on the southerly side of Robertson Road (Robertson Street or Avenue) and extends back between parallel lines 217.8 feet to a dead line.

Tax Parcel Identification Number: 091-09-0-245.00

Being property known as 6203-B Robertson Ave, Nashville, TN 37209, according to the present system of numbering houses in Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED IN Quitclaim Deed from John Poss A/k/a John N. Poss to Sherron G. Poss, dated 08/07/1998, recorded 08/13/1998, in Deed Book 11063, Page 897, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

Grantor herein states that this is not her homestead property.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Sherron G Poss

Sherron G. Poss- Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Sherron G. Poss, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who acknowledge that they executed the within instrument as his/her/their own free act and deed and for the purposes therein contained.

Witness my hand, at office, this 25th day of Feb, 2014.

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2015

Notary Public
My commission expires: 3.3.15

Prepared by:
First Title LLC
3237 Satellite Blvd
Suite 450
Duluth, GA 30096

OATH OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $105,000.00.

Sherron G. Poss

Sherron G. Poss

Charles Milton Smith, Jr. -Grantee

Julia Moran Smith- Grantee

Subscribed and sworn to before me on

This 25th day of Feb 2015

NOTARY PUBLIC

My commission expires: 3-3-15

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2015