BILL GARRETT, Davidson County
Trans:T20140014676 DEEDWARR
Recvd: 03/04/14 11:20 2 pgs
Fees:13.00 Taxes:554.63

20140304-0018017

Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 27TH DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 9.12.17

(AFFIX SEAL)

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH 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
Larry Steven Smith and Janie E. Smith, husband and wife	U.S. Bank Home Mortgage (NAME)	09800002900
3128 Earhart Road (ADDRESS)	3301 Rider Trail S (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Earth City, MO 63045 (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 Jim Bale Construction, LLC, a Tennessee limited liability company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Larry Steven Smith and Janie E. Smith, husband and wife, 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 THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
BEGINNING AT POINT IN THE CENTER OF EARHART PIKE, BEING THE NORTHEAST CORNER OF A TRACT HERETOFORE CONVEYED TO ORVILLE CLARK AND WIFE, SAID POINT BEING 220 FEET WESTERLY FROM THE NORTHEAST CORNER OF THE TRACT CONVEYED TO BEN ALLEN FOSTER AND WIFE, OF RECORD IN BOOK 1534, PAGE 500, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; RUNNING THENCE WITH THE CENTER OF SAID PIKE, EASTERLY 100 FEET TO A POINT; THENCE AT RIGHT ANGLES SOUTHERLY, PARALLEL WITH THE EASTERLY LINE OF ORVILLE CLARK TRACT, 152 FEET TO A POINT; THENCE AT RIGHT ANGLES WESTERLY PARALLEL WITH SAID PIKE, 100 FEET TO THE EASTERLY LINE OF SAID ORVILLE CLARK TRACT; THENCE NORTHERLY WITH THE EASTERLY BOUNDARY LINE OF SAID ORVILLE CLARK TRACT; 152 FEET TO THE CENTER OF EARHART PIKE, THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JIM BALE CONSTRUCTION, LLC BY DEED FROM JIM BALE AND DAN LILES OF RECORD IN INSTRUMENT NO. 20130610-0058861, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 3128 Earhart Road, Hermitage, TN 37076
(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 27th day of February, 2014.

WARRANTY DEED
(Continued)

Jim Bale Construction, LLC, a Tennessee limited liability company

JIM BALE, CHIEF MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared JIM BALE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Jim Bale Construction, LLC, a Tennessee limited liability company, the within named bargainor, a Limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited liability company as Chief Manager.

Witness my hand and seal this 27th day of February, 2014.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Realty Title & Escrow Company, Inc.
1285 N. Mt. Juliet Road
Mt. Juliet, TN 37122