This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20140021148 DEEDWARR
Recvd: 03/31/14 09:29 2 pgs
Fees:13.00 Taxes:666.00
20140331-0026050

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| T. Scott & Casey D. Smith<br>(NAME) | (NAME) | 083150-13800 |
| 2808 Hody Drive<br>(STREET ADDRESS) | (STREET ADDRESS) | |
| Nashville, TN 37206<br>(CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**THIS INDENTURE,** made this 28th day of March, 2014 between

**Shirley Johnson**

of Robertson County, Tennessee, hereinafter referred to as **Grantor**, and

**T. Scott Smith and wife, Casey D. Smith**

of Davidson, County Tennessee, hereinafter referred to as **Grantee.**

**WITNESSETH:** that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:**

**Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Fortland Park, Section I, as of record in Book 2663, Page 61 Register's Office for Davidson County, Tennessee. Said Lot No. 157 fronts 80 feet on the Westerly side of Hody Drive and runs back between lines 154.3 feet on the Northerly side and 157.8 feet on the Southerly side to a dead line in the rear on which it fronts 80.3 feet.**

**Being the same property conveyed to Pattie Rhea Jones and Shirley Johnson by Quitclaim Deed dated 3/3/05 from Kathy J. Byers, Trustee record in Instrument No. 20050311-0027069, Register's Office for Davidson County, Tennessee. Pattie Rhea Jones now being deceased, having died on 12/29/13.**

This is ( X ) improved ( ) unimproved property known as: 2808 Hody Drive, Nashville, TN 37206.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2014 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

**Shirley Johnson**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Shirley Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 28th day of March, 2014.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $180,000.00.

Affiant

Sworn to and subscribed before me, this 28th day of March, 2014.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY