WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/16/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell Greenberg	PRIMELENDING	104-08-0 382.00
(NAME)	(NAME)	
3777 Peachtreee Road NE Apt. 1731	18111 PRESTON ROAD, #900	
(ADDRESS)	(ADDRESS)	
Atlanta, GA 30319	DALLAS, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140021476 DEEDWARR
Recvd: 03/31/14 15:27 2 pgs
Fees:13.00 Taxes:1221.00
20140331-0026469

FOR AND 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 ACKNOWLEDGED, WE, **Eugene S. Smith, a life estate and Scott A. Smith , a remainder interest,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mitchell Greenberg, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the plan of O. B. Hayes Plan, called "Rokeby" as shown on plat of record in Plan Book 21, Page 87, Register's Office for Davidson County, said part of Lot No. 41 being more particularly described as follows:

Beginning on the westerly margin of Villa Place, 160 feet south of the southerly margin of Horton, formerly Weston, Avenue, being C. E. Tomlin and wife's southeast corner; thence westwardly, with the southerly line of the Tomlin lot and parallel with said Horton Avenue, 144 feet, more or less, to the easterly margin of an alley; thence with said alley, southwardly 60 feet; thence westwardly and parallel with Tomlin's southerly line 144 feet, more or less, to the westerly margin of Villa Place; thence northwardly, with the westerly margin of Villa Place, 60 feet to the beginning.

Being the same property conveyed to Robert Green Hargrove and wife, Katie K. Hargrove by Warranty Deed dated 03/18/1955 from Geraldine Pendleton, unmarried of record in Book 2392, Page 377, Register's Office for Davidson County, Tennessee. The said Robert Green Hargrove died in March 1976 leaving Katie K. Hargrove as surviving tenant by the entirety. The said Katie K. Hargrove died testate devising subject property to Eugene S. Smith as evidenced by the Last Will and Testament of Katie Kinnard Hargrove filed in Will Book 236, Page 388, Case No. 00P1152, Probate Court Clerk's Office for Davidson County and further conveyed to Scott A. Smith, remainder interest, by Quitclaim Deed dated 01/16/2002 from Eugene S. Smith, retaining a life estate, of record in Instrument No. 20020411-0045052, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **1407 Villa Place, Nashville, TN 37212**

(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 our hands this March 26, 2014.

Eugene S. Smith

Scott A. Smith

STATE OF IL
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene S. Smith, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chicago, IL this 26th DAY OF March, 2014.

Commission expires:
3/21/17

Notary Public

WANDA J. GOLDSMITH
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
March 21, 2017

STATE OF IL
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott A. Smith, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chicago, IL, this 26th DAY OF March, 2014

Commission expires:
3/21/17

Notary Public

WANDA J. GOLDSMITH
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
March 21, 2017