# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/15/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-STM-14-2937

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Ned D. Smith and Jamie D. Smith** | **SunTrust Mortgage, Inc.** | |
| (NAME) | (NAME) | |
| **2937 Rich Acres Drive** | **901 Semmes Avenue** | **06007008600** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37207** | **Richmond, VA 23224** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **GENEVA ANN BOBEL, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NED D. SMITH AND WIFE, JAMIE D. SMITH** hereinafter called the Grantee(s), their heirs and assigns, that 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. 48 on the Plan of Hillhurst Acres, Section Three of record in Book 2331, Page 86, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Being the same property conveyed to William C. Fyke and wife, Lillian Dean Fyke by Deed from Hillhurst, Inc., of record in Book 2708, Page 293, Register's Office for Davidson County, Tennessee, dated December 10, 1957, recorded January 2, 1958.

Being the same property conveyed to Geneva Ann Bobel and William C. Fyke, as to a life estate and wife, Lillian Dean Fyke, as to a life estate by Quitclaim Deed from William C. Fyke and wife, Lillian Dean Fyke, retaining a life estate of record in Instrument 200006150059623, Register's Office for Davidson County, Tennessee, dated April 6, 2000, recorded June 15, 2000. The said William C. Fyke having since died on August 8, 2002. The said Lillian Dean Fyke having since died on December 29, 2002.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary, nor marital, residence.

This conveyance is subject to:
- Plan of record in Plat Book 2331, Page 86;
- Restrictive Covenants of record in Book 2485, Page 306;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2937 Rich Acres Drive, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140021511 DEEDWARR
Recvd: 03/31/14 16:01 2 pgs
Fees:13.00 Taxes:370.00
20140331-0026558

Witness my/our hand(s) this the 26th DAY OF MARCH, 2014.

Geneva Ann Bobel

Geneva Ann Bobel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GENEVA ANN BOBEL, the within named bargainor, 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 and official seal, this the 26th of March, 2014.

C. Loy Carney

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212