BILL GARRETT, Davidson County
Trans: T20140023735 DEEDWARR
Recvd: 04/08/14 13:54 2 pgs
Fees: 13.00 Taxes: 664.89

20140408-0029365

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,700.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

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
Everett M. Smith, unmarried man	Guaranty Trust Company	01400011400
	(NAME)	
3480 Binkley Road	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(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 Neal Davis and wife, Claudia Elaine Davis, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Everett M. Smith, unmarried man, 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 DAVIDSON COUNTY, TENNESSEE, BEGINNING AT A CONCRETE MONUMENT IN THE NORTHERN RIGHT OF WAY OF BINKLEY ROAD, BEING THE S. E. CORNER OF GARFIELD NEWMAN LAND, AND SAID MONUMENT BEING LOCATED 2860 FEET EAST OF BIDWELL ROAD; THENCE WITH THE E. LINE OF SAID NEWMAN LAND N. 14° 29' 57" E. 446 FEET TO AN IRON PIN, N. E. CORNER OF SAID NEWMAN LAND; THENCE S. 68° 27' 16" E. 221 FEET TO AN IRON PIN, THE N. W. CORNER OF EDDIE BINKLEY LAND; THENCE WITH W. LINE OF EDDIE BINKLEY'S LAND, S. 14° 30' 31" W. 435.80 FEET TO A CONCRETE MONUMENT ON NORTH MARGIN OF RIGHT OF WAY OF BINKLEY ROAD; THENCE WITH NORTHERN RIGHT OF WAY OF BINKLEY ROAD, N. 73° W.100 FEET AND N. 69° 30' W, 120.01 FEET TO THE BEGINNING, CONTAINING 2.228 ACRES, MORE OR LESS, ACCORDING TO SURVEY OF THOMAS H. ALLEY, SURVEYOR, LICENSE NO. 922, MADE NOVEMBER 15, 1985.

BEING THE SAME PROPERTY CONVEYED TO NEAL DAVIS AND WIFE, CLAUDIA ELAINE DAVIS BY DEED FROM ELIZABETH MCNEIL, A WIDOW OF RECORD IN INSTRUMENT NO. 20131106-0115217, 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 3480 Binkley Road, Joelton, TN 37080
(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 28th day of March, 2014.

WARRANTY DEED
(Continued)

Neal Davis

Claudia Elaine Davis

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Neal Davis and wife, Claudia Elaine Davis, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of March, 2014.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072