WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Patsy A. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2014.

Kimie Perry
Notary Public

MY COMMISSION EXPIRES: 5-3-2016

(AFFIX SEAL)

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMMISSION EXPIRES 5-3-2016

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patsy A. Williams	Patsy A. Williams	11915004800
(NAME)	(NAME)	
P.O. Box 58191	P.O. Box 58191	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140029825 DEEDWARR
Recvd: 05/01/14 10:51 2 pgs
Fees:13.00 Taxes:407.00

20140501-0036752

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gentry Dee Smith, Jr., Personal Representative for the Georgia L. Smith Estate**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Patsy A. Williams**, hereinafter called the GRANTEE(S), her heirs and/or 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 all of Lot No. 43, on the plan of Section Two, Southlake, as shown on plat of record in Plat Book 2083, Page 84, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Georgia L. Smith by Quit Claim Deed dated from Gentry D. Smith, Sr. and wife, Georgia L. Smith and Ramon E. Womack, Trustee of record in Book 4925, Page 591, Register's Office for Davidson County, Tennessee. The said Georgia L. Smith died testate on 04/01/2013 devising subject property to Teresa Anne Shank, Gentry Dee Smith, Jr., John Melvin Smith and Lance Patrick Matlock as evidenced by the Last Will and Testament of Georgia L. Smith filed in Probate No. 13P729, in the Probate Court Clerk's Office for Davidson County. By virtue of that Last Will and Testament of Georgia L. Smith filed in Probate No. 13P729, the said Gentry Dee Smith, Jr. is appointed as the Personal Representative of said Estate.

This property is subject to: (1) All matters as set forth per Plat Book 2083, Page 84, said Register's Office; (2) County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3113 Southlake Drive, Nashville, TN 37211
(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 GRANTEE(S), her heirs and/or 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), her heirs and/or 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 hand this 30th day of April, 2014.

GEORGIA L. SMITH ESTATE

Gentry Dee Smith, Jr. Personal Rep

Gentry Dee Smith, Jr.
Personal Representative

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Gentry Dee Smith Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Personal Representative of Gentry Dee Smith, Jr., Personal Representative for the Georgia L. Smith Estate and that he as such Personal Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Personal Representative.

WITNESS my hand ~~and seal~~ this 30th day of April, 2014.

Notary Public _____
My Commission Expires: _____

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122