BILL GARRETT, Davidson County
Trans:T20140035824 DEEDWARR
Recvd: 05/22/14 10:04 2 pgs
Fees:13.00 Taxes:669.70
20140522-0044116

WARRANTY DEED

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **19th** day of **May, 2014**

Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garrett Bjork and Kelli Bjork	GarrettBjork & Kelli Bjork	13307003800
(NAME)	(NAME)	
3514 Hewlett Drive	3514 Hewlett Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Maria Smith and Benjamin Gray Smith, Husband and Wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Garrett Bjork and Kelli Bjork, husband and wife**, 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 Lot No. 12 on the Plan of Patterson Gardens subdivision, Section II, of record in Book 2330, page 42, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David S. Boles by Quitclaim Deed dated December 19, 2008 from Monique Boles and filed of record in Instrument No. 20090309-0020544, Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Maria Smith, married by Warranty Deed dated August 14, 2012 from David S. Boles and wife, Renee Boles and filed of record in Instrument No. 20120815-0073001, Register's Office for Davidson County, Tennessee. $131,000.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 3514 Hewlett Drive, Nashville, TN 37211

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, has 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 **19th** day of **May, 2014**

x Maria Smith

Maria Smith

p Benjamin Gray Smith, by Maria Smith, Attorney in fact

Benjamin Gray Smith by Maria Smith, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Maria Smith** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **19th** day of **May, 2014**

Notary Public

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Maria Smith, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Benjamin Gray Smith and who acknowledge that he/she executed the same as the free act and deed of the said Benjamin Gray Smith, by virtue of a Power of Attorney, duly executed and appearing of record in Book Instrmemnt No. ____, Page # _____, said Register's Office. #20140522-0044115

WITNESS my hand and official seal at Nashville, Tennessee this 19th day of May, 2014.

NOTARY

MY COMMISSION EXPIRES: 5/2/2015

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015