BILL GARRETT, Davidson County
Trans:T20140036972 DEEDWARR
Recvd: 05/28/14 09:17 2 pgs
Fees:13.00 Taxes:943.50
20140528-0045579

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$255,000.00**

x James William Smartt, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 DAY OF **MAY, 2014.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **May 5, 2015**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BENJAMIN AARON GILSTON, ET UX	New Owner	**072-04-0-153.00**
(NAME) **3812 INGLEWOOD CIRCLE SO.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **JAMES WILLIAM SMARTT, JR., MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN AARON GILSTON AND CHERYL LYNN HEITZMAN, 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. 27 of Block "A" on the Plan of entitled Inglewood Terrace, as of record in Plat Book 1130, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 27 fronts 80 feet on the southeasterly side of Inglewood Circle South and runs back between lines, 178 feet 3 inches on the northeasterly line and 172 feet 8 inches on the southwesterly line to a dead line in the rear and measures 80 feet 3 inches thereon.

Being the same property conveyed to James William Smartt, Jr. by deed from Bettye Jeanne Richardson a/k/a Bettye J. Richardson, unmarried, of record in Instrument No. 20130508-0046605, dated May 8, 2013, said Register's Office.

THIS IS INVESTMENT PROPERTY AND HAS NEVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ( )
This is improved(X) property, known as **3812 INGLEWOOD CIRCLE SOUTH, NASHVILLE, TN 37216**
(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 hand this 23 day of May, 2014.

James William Smartt, Jr.

JAMES WILLIAM SMARTT, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James William Smartt, Jr.**, 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 office this 23 of May, 2014.

My commission expires: **May 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public

Return to:
Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212