BILL GARRETT, Davidson County
Trans:T20140038430 DEEDWARR
Recvd: 06/02/14 15:03 2 pgs
Fees:13.00 Taxes:316.35
20140602-0047434

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1132**

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/28/2014,** by and between **William Stanley Smith, and Phillip Anthony Smith, and Sheila Jean Hastings,** parties of the first part, and **Robin Cliett,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of West Park Addition, of record in Book 2330, page 39, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot fronts 52 feet on the north side of Couch Drive and runs back between lines, 75 feet on the east line and 126 feet on the west line, to a dead line in the rear, measuring 72.9 feet thereon.

Being the same property conveyed to William A. Smith by deed from Ila Dean Smith of record in Book 3987, page 199, dated 01/18/1966 Register's Office for Davidson County, Tennessee. Said William A. Smith a.k.a William Allen Smith having since died. DOD 07/29/2012. Last Will and Testament of William Allen Smith of record in Instrument Number 20130913-0096827, Register's Office for Davidson County, Tennessee. Probate in The Seventh Circuit Court for Davidson County, Tennessee Probate Division, Estate of William Allen Smith, Case No. 12P1259, which vested property to William Stanley Smith, Phillip Anthony Smith and Sheila Jean Hastings.

This conveyance is made subject to:

Parcel ID # **091 06 0 126.00**
☒ Improved **5802 Couch Drive, Nashville, TN 37209**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

William Stanley Smith

Phillip Anthony Smith

Sheila Jean Hastings

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **William Stanley Smith, Phillip Anthony Smith and Sheila Jean Hastings** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 28th day of May, 2014..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Robin Cliett**

and Address: **5802 Couch Drive, Nashville, TN 37209**

Mail tax bills to: Renasant Bank
2200 Abbott Martin Road, Ste 203
Nashville, TN 37215

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$85,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 28th day of May, 2014..

Notary Public

My Commission Expires: 1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN