WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140039658 DEEDWARR
Recvd: 06/05/14 11:12 2 pgs
Fees:13.00 Taxes:869.50
20140605-0048941

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Vivian Mitchell
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/8/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow Company, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Smith and Janie Wright	Avenue Bank	092070384 00
(NAME)	(NAME)	
1822 Pearl Street	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Olivia Inman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin Smith and Janie Wright, ★ 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:

M. M.

Land in Davidson County, Tennessee, being the south part of Lot No. 16 on the Map of the Power Property, of record in Book 421, Page 65, Register's Office for said County. Said part of said Lot No. 16 fronts 50 feet on the north side of Pearl Street and runs back between parallel lines 150 feet to the south line of the property conveyed to Baxter Woods, by deed of record in Book 1308, Page 74, said Register's Office

Being the same property conveyed to Olivia Inman, by deed of record in Instrument 20061129-0147359, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Power Property of record in Book 421, Page 65, Register's Office for Davidson County, Tennessee.

★ joint tenants with Rights of Survivorship

unimproved ☒

This is improved ☐ property, known as 1822 Pearl Street, Nashville, TN 37203

(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 30th day of May, 2014.

Olivia Inman

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Olivia Inman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 30th day of May 2014..

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017