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.: **14-1107**

BILL GARRETT, Davidson County
Trans:T20140046492 DEEDWARR
Recvd: 06/30/14 15:01 2 pgs
Fees:13.00 Taxes:255.30
20140630-0057312

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/26/2014**, by and between **Troy Smith and Dawn M. E. Valentine-Smith fka Dawn M. E. Valentine husband and wife**, parties of the first part, and **Roger Joynes**, 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:

Being Lot No. 151, on the plan of Twin Lawn Subdivision, of record in Plat Book 2331, page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This conveyance is subject to a Sewer Easement of record in Book 5162, page 592, said Register's Office.

Being the same property conveyed to Troy F. Smith and Dawn M. E. Valentine, both unmarried by deed from James K. Roder and wife, Janice M. Roder, dated 04/23/1993, of record in Book 8925, page 855, Register's Office for Davidson County, Tennessee. **Dawn M. E. Valentine-Smith and Dawn M. E. Valentine is one and the same person.**

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **096 13 0 100.00**

☒ Improved **2823 Twin Lawn Drive, Nashville, TN 37214**

☐ 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.

Troy Smith

Dawn M. E. Valentine-Smith

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 **Troy Smith and Dawn M. E. Valentine-Smith** 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 26th day of June, 2014..

Notary Public

My Commission Expires: 5/8/17

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

****

Owner's Name: **Roger Joynes**

and Address: **2823 Twin Lawn Drive, Nashville, TN 37214**

Mail tax bills to: Owner
P.O. Box 140030
Nashville TN 37214

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 **$69,000.00** 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 26th day of June, 2014..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY