39B

BILL GARRETT, Davidson County
Trans:T20140050675 DEEDWARR
Recvd: 07/15/14 13:56 2 pgs
Fees:13.00 Taxes:499.50
20140715-0062442

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.: **14-1153**

WARRANTY DEED

THIS INDENTURE, made and entered into this **7/10/2014**, by and between Sherry Dell Smith, William S. Fuqua, III, Mary Elaine Newman and Cathy Dawn Newman parties of the first part, and **Jeffrey E. Smith, a single man**, 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:

Tract I

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Woodberry Park, of record in Book 2133 pages 117, 118 and 119, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Hibbitts Road at the corner of Lots 29 and 30; thence with the line between said lots northerly 184 feet to a point; thence westerly 80 feet to the east margin of a 50 foot unnamed street; thence with the margin of the same southerly 158.1 feet to the beginning of a curve; thence around said curve southeasterly 39.3 feet to the north margin of Hibbitts Road; thence with the margin of the same easterly 55 feet to the point of beginning.

Being the same property conveyed to William S. Fuqua and wife, Mary L. Fuqua by Warranty Deed from Mable C. Yelton, dated November 12, 1965 of record in Book 3983, Page 600, and by deed of record in Book 4526, page 766, Register's Office for Davidson County, Tennessee.

The said William S. Fuqua having since died leaving Mary L. Fuqua as the sole surviving tenants by the entirety. Mary L. Fuqua has not re-married.

Mary L. Fuqua died on March 16, 2013, and by virtue of her Last Will & Testament in, Probate Court Clerk's Office for Davidson County, Tennessee.

Tract II

A tract of land lying and being in the 3rd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Cummings and Cummings, Surveyors and Consultants, June 19, 1971, as follows, to-wit:

Beginning at the common rear corner of Lots Nos. 31 and 32 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118 and 119, Register's Office for said County; thence North 34 deg. 44' 33" West 125.04 feet to an iron pin; thence South 55 deg. 44' 13" West 432.10 feet to an iron pin; thence South 36 deg. 07 West 125.00 feet to an iron pin; thence North 55 deg. 45' East 429.10 feet to the point of beginning and containing 1.24 acres, more or less.

Being the same property conveyed to William S. Fuqua and wife, Mary L. Fuqua by Warranty Deed from Charles S. Brown and wife, Opal B. Brown, dated July 23, 1971, of record in Book 4524, page 569, Register's Office, Davidson County, Tennessee.

The said William S. Fuqua having since died leaving Mary L. Fuqua as the sole surviving tenants by the entirety. Mary L. Fuqua has not re-married.

Mary L. Fuqua died on March 16, 2013, and by virtue of her Last Will & Testament in, Probate Court Clerk's Office for Davidson County, Tennessee.

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

Parcel ID # **095 08 0 129.00 & 095 08 0 128.00**

☒ Improved **2540 Hibbitts, Nashville, TN 37214**

☒ Unimproved property located at: 0 David Drive, Nashville TN 37214

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.

Sherry Dell Smith

William S. Fuqua, III

Mary Elaine Newman

Cathy Dawn Newman

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 **Sherry Dell Smith, William S. Fuqua, III, Mary Elaine Newman, Cathy Dawn Newman** 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 10th day of July, 2014..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

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Owner's Name: **Jeffrey E. Smith**

and Address: **2540 Hibbitts, Nashville, TN 37214**

Mail tax bills to:

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 **$135,000.00** 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 10th day of July, 2014..

Notary Public

My Commission Expires: 11-3-15

PATRICE J. GALAWAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN