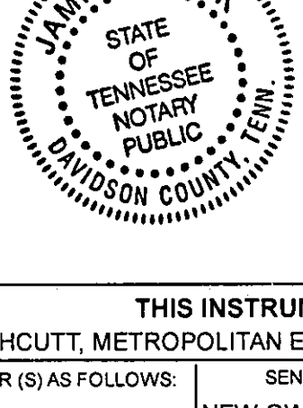
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Willella Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2014

Notary Public:

MY COMMISSION EXPIRES: 5/5/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Willella Smith	NEW OWNER	Parcel ID:
1129 39th Avenue North		09104006900
Nashville, TN 37209		

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, we

Emma Owens Gunn, unmarried, Sole Heir of the Estate of Virginia Gunn

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Willella Smith , unmarried
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. 4 on the Map of University Heights, Section One, as of record in Book 1424, Page 105, Register's Office for said County.

Said Lot No. 4 fronts 50 feet on the westerly side of 39th Avenue North and runs back between parallel lines 110 feet to a dead line.

Being the same property conveyed to Virginia Gunn by deed from Emma Mae Gunn, of record in Book 5407, Page 929, dated March 28, 1979, Register's Office for said County. The said Virginia Gunn died intestate on September 28, 2009, leaving as Sole Heir the Grantor herein. See also Affidavit of Heirship of record in Instrument 20110329-0024090, said Register's Office. See also Affidavit of Heirship of record in Instrument 20140825-0077127, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1424, Page 105, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1129 39th Avenue North, Nashville, TN 37209

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 22nd day of August, 2014.

Estate of Virginia Gunn
By:
Emma Owens Gunn
Emma Owens Gunn, Sole Heir

BILL GARRETT, Davidson County
Trans: T20140062667 DEEDWARR
Recvd: 08/25/14 09:41 2 pgs
Fees: 13.00 Taxes: 173.90

20140825-0077128

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 Emma Owens Gunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of August, 2014.

My Commission Expires: 5/5/15

Notary Public

