WARRANTY DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Deanie L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2014.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20140066953 DEEDWARR
Recvd: 09/09/14 09:49 3 pgs
Fees:18.00 Taxes:333.00
20140909-0082364

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeremy Pewitt	Same as new owner	07115021300
(NAME)	(NAME)	
601 Skyview Drive		
(ADDRESS)	(ADDRESS)	
Nashville , TN 37206		
(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, WE, Jerry N. Smith and wife, Mary L. Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy Pewitt and wife, Mica Pewitt, 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 Lots Nos. 109 and 110 on the Plan of the Highland Land Company's Subdivision of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 109 and 110 front 25 feet each on the easterly side of Stainback Avenue and run back between parallel lines 175 feet to an alley and as described on boundary survey of Marty Cantrell, RLS # 1638, dated August 15, 2014 attached hereto as Exhibit "A".

Being the same property conveyed to Jerry N. Smith and wife, Mary L. Smith by deed from Anna L. Moss, a widow, which deed is dated November 19, 1990 and recorded November 27, 1990 in Book 8243, Page 684, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2014 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO MATTERS SET FORTH ON THE PLAN OF HIGHLAND LAND COMPANY'S SUBDIVISION OF RECORD IN BOOK 421, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON A BOUNDARY SURVEY BY MARTY CANTRELL, RLS# 1638 DATED AUGUST 15, 2014 AND ATTACHED HERETO AS EXHIBIT "A".

***This is not the principal residence of the Grantors named herein**

unimproved ☐

This is improved ☑ property, known as 1307 Stainback Ave., Nashville, TN 37207

(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 our hands this 8th day of September, 2014.

Jerry N. Smith

Mary L. Smith

STATE OF TENNESSEE

COUNTY OF Davidson

*Husband and Wife

On this 8th day of September, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jerry N. Smith and Mary L. Smith***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-16

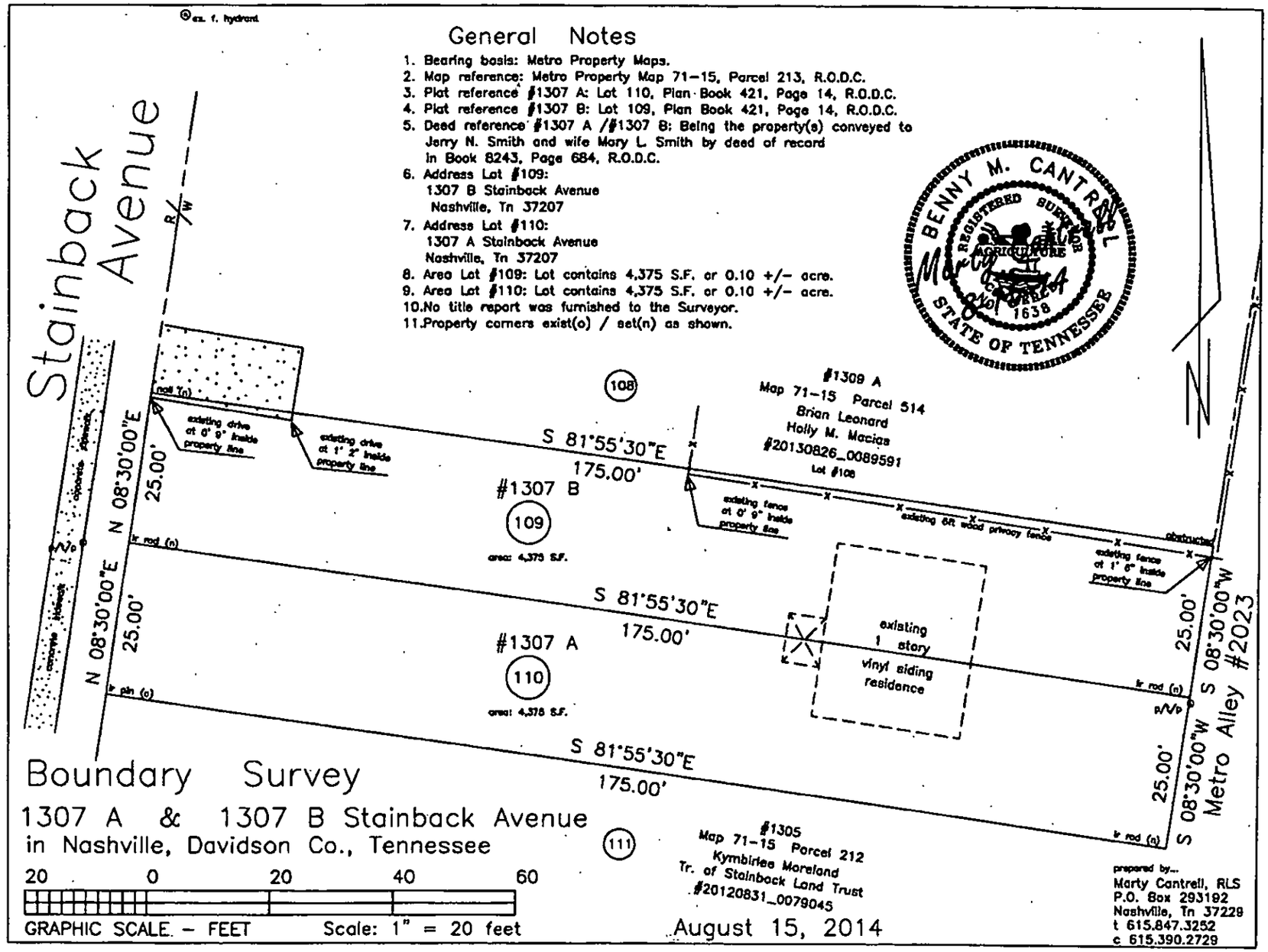
Notary Public



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

Exhibit "A"


ex. f. hydrant
General Notes
1. Bearing basis: Metro Property Maps.
2. Map reference: Metro Property Map 71-15, Parcel 213, R.O.D.C.
3. Plat reference #1307 A: Lot 110, Plan Book 421, Page 14, R.O.D.C.
4. Plat reference #1307 B: Lot 109, Plan Book 421, Page 14, R.O.D.C.
5. Deed reference #1307 A /#1307 B: Being the property(s) conveyed to Jerry N. Smith and wife Mary L. Smith by deed of record in Book 8243, Page 684, R.O.D.C.
6. Address Lot #109: 1307 B Stainback Avenue Nashville, Tn 37207
7. Address Lot #110: 1307 A Stainback Avenue Nashville, Tn 37207
8. Area Lot #109: Lot contains 4,375 S.F. or 0.10 +/- acre.
9. Area Lot #110: Lot contains 4,375 S.F. or 0.10 +/- acre.
10. No title report was furnished to the Surveyor.
11. Property corners exist(o) / set(n) as shown.
BENNY M. CANTRELL
REGISTERED LAND SURVEYOR
AGRICULTURE
No. 1638
STATE OF TENNESSEE
Stainback Avenue
R/W
108
#1309 A
Map 71-15 Parcel 514
Brian Leonard
Holly M. Macias
#20130826_0089591
Lot #108
S 81°55'30"E
175.00'
existing drive at 0' 9" inside property line
existing drive at 1' 2" inside property line
existing fence at 0' 9" inside property line
existing 6ft wood privacy fence
obstruction
existing fence at 1' 6" inside property line
#1307 B
109
area: 4,375 S.F.
N 08°30'00"E
25.00'
ir rod (n)
S 81°55'30"E
175.00'
#1307 A
110
area: 4,375 S.F.
existing 1 story vinyl siding residence
ir pin (o)
S 08°30'00"W
25.00'
Metro Alley #2023
S 81°55'30"E
175.00'
111
#1305
Map 71-15 Parcel 212
Kymbirlee Moreland
Tr. of Stainback Land Trust
#20120831_0079045
Boundary Survey
1307 A & 1307 B Stainback Avenue
in Nashville, Davidson Co., Tennessee
20 0 20 40 60
GRAPHIC SCALE - FEET
Scale: 1" = 20 feet
August 15, 2014
prepared by...
Marty Cantrell, RLS
P.O. Box 293192
Nashville, Tn 37229
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c 615.390.2729