BILL GARRETT, Davidson County
Trans: T20140066952 DEEDWARR
Recvd: 09/09/14 09:53 2 pgs
Fees: 13.00 Taxes: 739.63
20140909-0082378

WARRANTY DEED

S. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Deborah A. Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Hawkins	Same	Map 58-9-A
(NAME) 2534 Jordan Ridge Drive	(NAME) Same	Parcel 183 CO
(ADDRESS) Nashville, TN 37218	(ADDRESS) Same	
(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, **GARY M. SMITH, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL E. HAWKINS, MARRIED,** 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. 174 on the Plan of Jordan Ridge at Eaton's Creek, Phase 7, Section 1 of record in Plat Instrument No. 20070824-0101605, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gary M. Smith and Donna Smith, husband and wife, by deed dated November 15, 2007, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20071116-0134457, said Register's Office. Donna Suzanne Hunt Smith, unmarried (aka Donna Smith) conveyed her interest in said property to Gary M. Smith, unmarried, by Quitclaim Deed of record in Instrument No. 20130207-0012925, said Register's Office.

Kaye Smith joins in executing this deed to convey any marital rights she may have in said property.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20070824-0101605, said Register's Office; (c) restrictive covenants of record in Instruments No. 20000915-0092002, 20011025-0117168, 20020828-0103983, 20041229-0153372, 20061120-0143523, 20061120-0143524, 20070905-0106402 and 20110216-0013313, said Register's Office; and (d) easements of record in Book 6255, page 578, Book 8326, page 230 and Instruments No. 20001011-0100954, 20031010-0150887, 20060126-0009689, 20070112-0005338, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2534 Jordan Ridge Drive, Nashville, Tennessee 37218
(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 5th day of September, 2014.

Gary M. Smith

Kaye Smith

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 Gary M. Smith and Kaye Smith, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of September, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015