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WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-21-2016

BILL GARRETT, Davidson County
Trans:T20140067060 DEEDWARR
Recvd: 09/09/14 11:56 2 pgs
Fees:13.00 Taxes:2126.76
20140909-0082475

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$574,800.00~~.

Affiant

Subscribed and sworn to before me, this the 5th day of September, 2014.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cynthia M. Smith	Same as new owner	Map 103-12-0, Parcel 074.00
219 Lauderdale Road		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William L. Rosenberg and wife, Martha M. Rosenberg

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cynthia Smith and Janie M. Smith and James H. Smith, as joint tenants with right of survivorship

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 the northerly 30 feet of Lot No. 10 and the southerly 45 feet of Lot No. 11 of Block "I" on the Plan of Cherokee Park, Second Section, of record in Book 547, pages 175 and 176, Register's Office for Davidson County, Tennessee, described as follows:

Said property fronts 75 feet on the southwesterly side of Lauderdale Road and runs back 122 feet, more or less, on the northwesterly lot line and 122 1/2 feet, more or less, on the southeasterly lot line to a line in the rear which measures 75 feet thereon.

Being the same property conveyed to William L. Rosenberg and wife, Martha M. Rosenberg by Deed from Dorothy Katz Mintz and husband, Milton Mintz, dated August 17, 1987, of record in Book 7329, Page 789, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) The Plan of record in Book 547, Pages 175 and 176, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) License Agreement for Landscape Area, of record in Instrument No. 20070920-0112714, Register's Office for Davidson County, Tennessee.
(3) Taxes for 2014 and subsequent years, a lien not yet due and payable, which have been prorated and assumed by the Grantees herein.

This is improved (_X__) Unimproved (____) property, known as **219 Lauderdale Road, Nashville, TN 37205**

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 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/our hand(s) this **5th** day of **September, 2014.**

William L. Rosenberg

Martha M. Rosenberg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William L. Rosenberg and Martha M. Rosenberg,** the within named sellers, 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.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/13/17