BILL GARRETT, Davidson County
Trans:T20140082809 DEEDWARR
Recvd: 11/03/14 14:19 2 pgs
Fees:13.00 Taxes:564.25
20141103-0101341

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
James C. & Martha B. Holland
Melisa Blankenship
516 Des Moines Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Southern Bank of TN
1499 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MAP/PARCEL 075-03-0-023.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Clorinda Smithson, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **James C. Holland and Martha B. Holland, husband and wife, and Melisa Blankenship, a married woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Tulip Grove, Section I of record in Plat Book 3700, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

Being the same property conveyed to Clorinda Smithson and husband, Clifton Smithson by deed from Clorinda Barrett of record in Instrument No. 20010208-0012514 Register's Office for Davidson County, Tennessee, dated January 24, 2001 and recorded on February 28, 2001. The said Clifton Smithson died October 28, 2010 leaving Clorinda Smithson as the surviving tenant by the entirety.

This is improved property known as: **516 Des Moines Drive, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 3700, page 106, and restrictions in Book

4099, page 239, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 29th day of October, 2014.

Clorinda Smithson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Clorinda Smithson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 29th day of October, 2014.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 8/3/15

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $152,500.00.

AFFIANT

Subscribed and sworn to before me this the 29th day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

File No: 147498