BILL GARRETT, Davidson County
Trans:T20140091280 DEEDWARR
Recvd: 12/05/14 13:46 2 pgs
Fees:13.00 Taxes:690.05
20141205-0111753

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map- Parcel No. |
|---|---|---|
| Anita Dawn Smith<br>101 Quinn Circle<br>Nashville, TN 37210 | Same | 095-09-0-021.00 |
| | | |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VIRGIL ROBERT ROSE, SR., duly appointed Executor of the Estate of Alta Lou Avrit, Davidson County Tennessee Seventh Circuit Court Docket No.: 14P-1627,** have this day bargained and sold, and do hereby transfer and convey unto the said **ANITA DAWN SMITH, a single woman,** her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being (Lot) 19, as shown on the map entitled the Plan of W. E. Quinn, Jr., Subdivision, of record in Book 1424, page 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES CARL AVRIT AND WIFE, ALTA LOU AVRIT, by deed from JAMES E. SMITH, JACKIE SMITH FLEMING, ROBERT L. SMITH AND GREGORY E. SMITH, BEING THE HEIRS AT LAW OF SADIE JONES SMITH, DECEASED, of record in Book 8351, page 694, dated May 3, 1991, said Register's Office. James Carl Avrit died on or about September 27, 2000, leaving Alta Lou Avrit tenant by the entirety, Alta Lou Avrit died testate on or about September 16, 2014. Virgil Robert Rose, Sr., Executor of the Estate of Alta Lou Avrit, Docket No. 14P-1627 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division has full power to convey said property pursuant to an executory contract.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $186,500.00.

Subscribed and sworn to before me,
this 4 of December, 2014.
My Commission Expires: 01/11/2017

Affiant

Notary Public

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This is improved property located at 101 Quinn Circle, Nashville, Davidson County, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind the Estate of Alta Lou Avrit, its heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 4 day of December, 2014.

x Virgil R Rose - Ex

**VIRGIL ROBERT ROSE, SR., EXECUTOR**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **VIRGIL ROBERT ROSE, SR., EXECUTOR,** the within named bargainors, 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 Goodlettsville, Tennessee, this the 4 day of December, 2014.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 01/11/2017