WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/15/14 13:55 3 pgs
Fees:18.00 Taxes:4088.50
20141215-0114511

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,105,000.00.** Ashley Reiss

Affiant

Subscribed and sworn to before me, this the 12th day of December, 2014.

Notary Public

My commission expires: 6-5-16
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DORA L. MOBLEY
WILLIAMSON COUNTY

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
Evan Burk Lindsey **Caroline Lindsey**	New Owner	**Map 116-06-0 Parcel 014-00**
306 Clarendon Avenue		
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,

Rachel G. Smith, Trustee of The Rachel G. Smith Living Trust, established by the Revocable Trust Agreement of Rachel G. Smith U/A/D October 3, 2005

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

Evan Burk Lindsey and Caroline Lindsey, husband and wife

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. 11 and the westerly part of Lot No. 10, on the Plan of Bransford Realty Company's Berkeley Hills Subdivision, of record in Book 547, Pages 57 and 58 , Register's Office for Davidson County, Tennessee, described according to a survey made by John Wilkes, Civil Engineer on April 30, 1936, as follows:

Beginning on the northerly margin of Clarendon Avenue at the corner of lots Nos. 11 and 30; thence with the northerly margin of said Avenue, eastwardly 145 feet to the southwest corner of the property conveyed to Lizinka Farrell Southgate, by deed from Bransford Realty Company of record in Book 834, Page 140, said Register's Office; thence with said Southgate's westerly line, northwardly 270 feet to the northerly line of Lot No. 10 at a point 49 feet east of the corner of lots Nos. 10 and 11; thence westwardly 70 feet; thence southwestwardly 87 feet to the corner of lots Nos. 11 and 30; thence with the line between said two lots, southeastwardly 235 feet to the beginning.

Being part of the same property conveyed to Rachel G. Smith, Trustee of the The Rachel G. Smith Living Trust, established by the Revocable Trust Agreement of Rachel G. Smith, dated October 3, 2005, by deed from Rachel G. Smith, of record in Instrument No. 20051103-0132978, Register's Office for Davidson County, Tennessee, dated November 1, 2005, and recorded on November 3, 2005.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 547, Pages 57 and 58, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **306 Clarendon Avenue, 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 **12th** day of **December, 2014.**

Rachel G Smith, Trustee

Rachel G. Smith, Trustee of The Rachel G. Smith Living Trust, established by the Revocable Trust Agreement of Rachel G. Smith

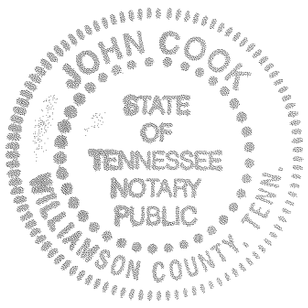
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Rachel G. Smith, Trustee,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **December, 2014.**

Notary Public

My Commission Expires: 2/13/17



True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

