BILL GARRETT, Davidson County
Trans:T20140094359 DEEDWARR
Recvd: 12/17/14 10:30 2 pgs
Fees:13.00 Taxes:1095.20
20141217-0115317

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$296,000.00~~.

Affiant

Subscribed and sworn to before me, this the 16th day of December, 2014.

Notary Public

My commission expires: 1-3-15
(AFFIX SEAL)

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tri M.Dang	new owner	**172-02-0118.00**
5612 Myrtlewood Drive		
Nashville, TN 37211		

FOR AND IN 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,

Mary Ann Smithson,

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

Tri M. Dang, an unmarried man,

HEREINAFTER CALLED THE GRANTEE, HIS 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, TN, being Lot No. 38 on the Plan of Phase 3, Section Nine, Myrtlewood Estates, of record in Plat Book 7900, page 949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made fora more complete description.

Being the same property conveyed to DENNIS D. SMITHSON AND MARY A. SMITHSON, HUSBAND AND WIFE, by deed from WILLIAM H. SMITHSON AND WIFE, DOROTHY SMITHSON, of record as Instrument No. 20040223-00200004, dated July 29, 2008, said Register's Office. Then being further conveyed to MARY ANN SMITHSON, UNMARRIED, by Quitclaim Deed from DENNIS D. SMITHSON, UNMARRIED, of record as Instrument No. 20080730-0078259, dated July 29, 2008, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **5612 Myrtlewood Drive, Nashville, TN 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 16th day of December, 2014.

Mary Ann Smithson

Mary Ann Smithson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mary Ann Smithson**, the bargainor(s) 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, at office, this **16th** day of **December, 2014.**

Kristen Jacoby

Notary Public

My Commission Expires: 09-19-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY