WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140094859 DEEDWARR
Recvd: 12/18/14 12:25 2 pgs
Fees:13.00 Taxes:492.10
20141218-0115948

COUNTY OF DAVIDSON
SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 day of December, 2014

Notary Public

MY COMMISSION EXPIRES: 9/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jacob Burns	Bank of Tennessee	02609003000
(NAME)	(NAME)	
205 Cima Dr	165 Indian Lake Blvd #107	
(ADDRESS)	(ADDRESS)	
Goodlettsville 37072	Hendersonville TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Three Thousand And No/100 Dollars ($133,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alma M. Smith**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jacob Burns**, 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: & Betsy Burns, husband and wife.

Land in Davidson Cunty, Tennessee, being Lot No. 21, on the Plan of Clark Place, Section 5, as of record in Book 2331, page 159, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 162.06 feet on the southerly side of Cima Drive and extends back 216.3 feet on the westerly line and 274.1 feet on the easterly line to a dead line; measuring 177.8 feet thereon.

Being the same property conveyed to Frank A. Smith and wife, Alma M. Smith by Warranty Deed dated September 24, 1965, from Thomas U. Baird and wife, Sara J. Baird and filed in Book 3941, page 103, said Register's Office of Davidson County, Tennessee.
The said Frank A. Smith having since died leaving property now vested solely to Alma M. Smith, as the surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 205 Cima Dr, Goodlettsville, TN 37072

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 16th day of December, 2014.

Alma M. Smith

Alma M. Smith

STATE OF TN

OF Davidson

I, , a Notary Public for the of and State of , do hereby certify that Alma M. Smith personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th of June, 2014.

Notary Public

My Commission Expires: 9/14/18

(SEAL)



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