BILL GARRETT, Davidson County
Trans:T20150005640 DEEDWARR
Recvd: 01/23/15 09:03 2 pgs
Fees:13.00 Taxes:333.00
20150123-0006584

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

Subscribed and sworn to before me, this 21ST DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Smith, Jr., unmarried	Same as new owner	02605001400
	(NAME)	
8148 Old Springfield Highway		
(ADDRESS)	(ADDRESS)	
Goodlettsvillle, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Dwight D. Sesler, Peggy Ann Roberson and Reba Hope Huffines, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James M. Smith, Jr., unmarried, hereinafter called the Grantees, their heirs and assigns, that 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. 12 IN BLOCK "D" ON THE PLAN OF ROSCO PLACE SUBDIVISION, AS OF RECORD IN PLAT BOOK 843, PAGE 72, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

SAID LOT NO. 12 FRONTS 50 FEET ON THE SOUTHWESTERLY SIDE OF EAST AVENUE, FORMERLY HUDSON AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO EDNA A. HOGAN BY DEED FROM BETTYE L. LIGGETT HARRISON AND CASSIE H. MEDLEY, UNMARRIED, OF RECORD IN BOOK 8944, PAGE 975, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. EDNA A. HOGAN A/K/A EDNA A. GUSSMAN HAVING SINCE DIED 05/08/14 AND BY ARTICLE III, UNDER THE LAST WILL AND TESTAMENT OF EDNA A. GUSSMAN, DECEASED, PROBATE FILE 14P1715, IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION , PROPERTY WAS DEVISED TO DWIGHT D. SESLER, PEGGY ANN ROBERSON, AND REBA HOPE HUFFINES. CERTIFIED COPY OF THE LAST WILL AND TESTAMENT OF EDNA A. GUSSMAN, DECEASED, RECORDED BY INSTRUMENT NO. 20141104-0101520, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS A MUNIMENT OF TITLE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 207 East Avenue, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 21st day of January, 2015.

Dwight D. Sesler

Peggy Ann Roberson

Reba Hope Huffines

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dwight D. Sesler, Peggy Ann Roberson and Reba Hope Huffines, the herein bargainor(s), 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, this the 21st day of January, 2015.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072