WARRANTY DEED

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,998.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donna E. Emrick	Donna E. Emrick	163 11 OB 085.00 CO
(NAME)	(NAME)	
313 Ash Forge Drive	313 Ash Forge Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, Brett P. Smithson, unmarried,. hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Donna E. Emrick, unmarried, 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 85, as shown on Plan of Bell Forge Village, Section 2, 2nd Revision, of record Plat Book 6250, Page 201, 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 Brett P. Smithson, unmarried, by deed from Eunice M. Phelps, unmarried, of record Instrument Number 20070327-0036340, dated March 23, 2007, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 313 Ash Forge Drive, Antioch, TN 37013

(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.

Witness my hand this 23rd day of January, 2015.

Brett P. Smithson
By: Diann Smithson, his Attorney in Fact

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

BILL GARRETT, Davidson County
Trans:T20150006069 DEEDWARR
Recvd: 01/26/15 10:17 2 pgs
Fees:13.00 Taxes:266.39

20150126-0007219

State of Tennessee
County of Davidson

On this 23rd day of January, 2015, before me personally appeared Diann Smithson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brett P. Smithson, and who acknowledged that she executed the same as the free act and deed of Brett P. Smithson.

My Commission expires: 11.3.2015

Notary Public

