

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Affiant

Subscribed and sworn to before me, this 26TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:
11-3-15
(AFFIX SEAL)

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	01200008200
	(NAME)	
8148 Old Springfield Highway		
(ADDRESS)	(ADDRESS)	
Goodlettsville, 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 Mary E. Armes by Teresa King, her Conservator, 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 THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE HARDIMAN SUBDIVISION, A PLAT OF WHICH IS OF RECORD IN BOOK 5800, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS A IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CHESTER ARMES AND WIFE, MARY E. ARMES BY DEED FROM MARTHA W. HARDIMAN AND HUSBAND, C. W. HARDIMAN, OF RECORD IN BOOK 5951, PAGE 870, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID CHESTER ARMES HAVING SINCE DIED 11/20/06, LEAVING MARY E. ARMES HIS SOLE SURVIVING SPOUSE. BY ORDER OF THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE, DOCKET 14P-1220 ENTERED OCTOBER 9, 2014, TERESA KING WAS APPOINTED THE CONSERVATOR OF THE ESTATE OF MARY E. ARMES AND THE RIGHT OF MARY E. ARMES TO DISPOSE OF REAL PROPERTY WAS TRANSFERRED TO TERESA KING; AND BY ORDER ENTERED JANUARY 23, 2015 BY SAID COURT, TERESA KING WAS ORDERED TO MAKE THE WITHIN CONVEYANCE AS THE ACT OF THE COURT.

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 8154 Old Springfield Pike, 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.

Witness my/our hand(s) this 26th day of January, 2015.

BILL GARRETT, Davidson County
Trans: T20150006378 DEEDWARR
Recvd: 01/27/15 09:06 2 pgs
Fees: 13.00 Taxes: 601.25
20150127-0007529

WARRANTY DEED
(Continued)

Mary E. Armes

BY: Teresa King, Conservator
Teresa King, Conservator

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teresa King, Conservator for Mary E. Armes, the herein 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 and official seal, this the 26th day of January, 2015.

Mary Birthright
Notary Public



My Commission Expires: 11-3-15

(SEAL)

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