# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150015845 DEEDWARR
Recvd: 03/04/15 10:26 2 pgs
Fees:13.00 Taxes:258.63

20150304-0018821

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

William H. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2015

A R Waddell
Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Charles Andrew Robinson | Ft M Bank | 14903011900 |
| (NAME) | (NAME) | |
| 309 Jayme Mika Court | 10 Cadillac Dr. Ste 100 | |
| (ADDRESS) | (ADDRESS) | |
| Joelton, TN 37080 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **William H. Smith and M. Nelia L. Smith, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Charles Andrew Robinson and Bertha Judith Romero-Gallo, as husband and wife,** 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:

Being Lot No. 16-B on the Zone Lot Division of 16, 17 and 18, on the plan of Edge-O-Lake Villa, of record in Book 5200, page 664, as amended in Book 6900, page 605, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to William H. Smith and M. Nelia L. Smith, married, by deed from Creager Joint Revocable Living Trust Agreement, U/A/D December 2, 1994, dated 3/31/04, of record in Instrument No. 20040406-0038697, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2015 taxes prorated and assumed by the Grantees; all matters as set out on the plan of record; any and all restrictive covenants, easements, parties in possession and leases not of public record.
This property is being sold as is.

unimproved ☐

This is improved ☑ property, known as 2418 Scott Valley Drive, Nashville, TN 37217
(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 hands this 27th day of February, 2015.

William H. Smith

M. Nelia L. Smith

State of Tennessee
County of Williamson

Personally appeared before me William H. Smith and M. Nelia L. Smith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of February, 2015.

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015

File No.: 2015-020

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066