WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150022824 DEEDWARR
Recvd: 03/30/15 10:19 2 pgs
Fees:13.00 Taxes:925.00
20150330-0026917

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $249,999.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF MARCH, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/23/2016

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 105 Glen Oak Blvd, Suite 101, Hendersonville, TN 37075
file # 15-1084H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Tonnie M. Ray		05413001200
3806 Old Hickory Blvd.		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PHILLIP DARRELL SMITH AND WIFE, RONALDA R. SMITH

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TONNIE M. RAY

HEREINAFTER CALLED THE GRANTEE(S), 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 the Westerly part of the Easterly part Lot No. part of 17 on the Plan of Life & Casualty Insurance Co's Subdivision of Dabbs & Elliott Property known as Dupontonia of record in Plat Book 843, Page 56, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron stake in the Northerly margin of Old Hickory Boulevard, same being the Southwesterly corner of the property conveyed to C. S. Taylor and wife, by deed of record in Book 2083, page 257, Register's Office for said County; thence leaving said margin, North 41 deg. 31' East 270 feet to an iron stake; thence North 48 deg. 29' West 25 feet to an iron stake; thence North 41 deg. 31' East 255 feet to an iron stake; thence South 48 deg. 29' East 115 feet to an iron stake; thence South 41 deg. 31' East 525 feet to an iron stake in the Northerly margin of said Old Hickory Boulevard; thence with said margin, North 48 deg. 29' West 90 feet to the beginning.

Being the same property conveyed to Phillip Darrell Smith and wife, Ronalda R. Smith by warranty deed from James McInturf, Jr. and wife, Melissa D. McInturf of record in Instrument No. 20031217-0180082 Register's Office for Davidson County, Tennessee, dated 12/12/2003 and recorded on 12/17/2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is property known as 3806 Old Hickory Blvd., Old Hickory, TN 37138

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 26th day of March, 2015.

Phillip Darrell Smith

Ronalda Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, PHILLIP DARRELL SMITH AND RONALDA SMITH*, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

* RONALDA SMITH BEING ONE AND THE SAME PERSON AS RONALDA R. SMITH

Witness my hand and official seal, this 26th day of March, 2015.

Notary Public

My Commission Expires:

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

File #: 15-1084H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027