BILL GARRETT, Davidson County
Trans:T20150026051 DEEDWARR
Recvd: 04/08/15 09:29 2 pgs
Fees:13.00 Taxes:2534.50
20150408-0030751

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>GEORGE V. CRAWFORD, JR.<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>150 THIRD AVENUE SOUTH<br>SUITE 1700<br>NASHVILLE, TENNESSEE 37201<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $685,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 31st day of March, 2015.<br><br>Notary Public<br><br>My Commission Expires: 9/10/18 |

| | | |
|---|---|---|
| Address New Owner As Follows:<br>Shepley P. Smith, et ux<br>122 Gilman Avenue<br>Nashville, TN 37205 | Send Tax Bills To:<br>Farmington Mortgage<br>a Division of CapStar Bank<br>2002 Richard Jones Rd., #300A<br>Nashville, TN 37215 | Map-Parcel Number:<br>13005005100 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM D JACKSON AND MOLLY JACKSON, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SHEPLEY P. SMITH AND SHANNON W. SMITH, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**Land in Davidson County, Tennessee, being Lot No. 10 Block H on the plan of 2nd Revised Plan Highlands of Belle Meade No. 2 Blocks E, F, G, H and K, of record in Book 1130, pages 71 and 72, Register's Office for said County.**

**Said Lot No. 10 fronts 98 feet on the northwesterly margin of Gilman Avenue and extends back between parallel lines 210 feet to a dead line in the rear.**

**Being the same property conveyed to William D. Jackson and wife, Molly Jackson by deed from Gill C. Duff and wife, Martha Brothers Duff, of record as Instrument No. 20030616-0082727, Register's Office for Davidson County, Tennessee.**

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A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Plat Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee.

This is improved property known as: **122 Gilman Avenue, Nashville, TN 37205.**

**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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 31st day of March, 2015.

William D Jackson

Molly Jackson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William D Jackson and Molly Jackson, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 31st day of March, 2015

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

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