BILL GARRETT, Davidson County
Trans:T20150026650 DEEDWARR
Recvd: 04/09/15 14:05 7 pgs
Fees:38.00 Taxes:488.40
20150409-0031400

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00.

Alvaro Balderas Martinez
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF April, 2015.

Brandy Gomaz
NOTARY PUBLIC

My Commission Expires: 9/11/17

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Alvaro Balderas-Martinez 13585 Old Hickory Blvd. Antioch, TN 37013	Farm Credit Mid-America 716 Callahan Drive Knoxville, TN 37912	18200006400

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

RAYMOND HAYDEN SMILEY, STEPHEN T. SMILEY, ANTHONY H. SMILEY, KIMBERLY D. PHILLIPS, BETTY ELAINE SMITH, DOROTHY ANN SMITH, PHILLIP C. SMITH, JEREMY DANIEL SMITH AND MEGEN RAE SMITH

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ALVARO BALDERAS-MARTINEZ

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being property situated along the southerly margin of Old Hickory Boulevard in the 2nd Civil District of Davidson County, Tennessee. Said property being known as Job #14040 and more particularly described according to a survey made by Vester Land Surveying on September 2, 2014, as follows:

Beginning at a concrete monument old in the southerly margin of Old Hickory Boulevard. Said monument being the northeast corner of the property conveyed to David Lee Neely and wife, Patricia Ann Neely, by deed of record in Book 7805, page 922, R.O.D.C., TN and the northwest corner of the herein described tract. Thence with the margin

of said road South 85° 55' 49" East, a distance of 223.81 feet to an iron pin old. Said pin being the northwest corner of the property conveyed to Nicole Goeser by Document #20110524-0039772 R.O.D.C., TN. Thence leaving the margin of said road with the line of Goeser South 03° 19' 53" West, a distance of 1023.54 feet to an iron pin old in a fence; Thence with the line of Steve Eatherly (Document #20121228-0120237 R.O.D.C., TN) North 89° 49' 13" West, a distance of 222.77 feet to an iron pin old at a corner post; Thence with the line of Neely North 03° 15' 25" East, a distance of 1038.67 feet to the point of beginning. Containing 5.28 acres more or less.

The above described property is subject to an easement for a barn encroachment being described as follows:

Beginning at a concrete monument old in the southerly margin of Old Hickory Boulevard, Said monument being the northeast corner of the property conveyed to David Lee Neely and wife, Patricia Ann Neely by deed of record in Book 7805, page 922, R.O.D.C., TN. Thence South 3° 15' 25" West, a distance of 377.02 feet to the true point of beginning; thence South 61° 57' 12" East, a distance of 35.17 feet to a point; thence South 27° 22' 49" West, a distance of 78.12 feet to a point; thence North 03° 15' 25" East, a distance of 86.04 feet to the point of beginning. Containing 0.03 acres or 1373.5 square feet more or less.

Being part of the same property conveyed to Jerry High Smith by deed from Matilda P. Smith, a widow of record in Book 2856, page 183, dated December 15, 1952, said Register's Office. Jerry High Smith died intestate on or about December 4, 1981, leaving his wife, Myrtle Mae Smith and his children, Sylvia Marcelle (Smith) Smiley, Betty Elain Smith, Jerry Dowell Smith and Mark Randal Smith as his only heirs-at-law.

Jerry Dowell Smith died testate on or about November 23, 1992. He devised his portion of said property to his wife, Dorothy Ann Smith by will of record in Docket No. 93P-257, in the Probate Court for Davidson County, Tennessee.

Mark Randal Smith died intestate on or about May 15, 1999, leaving his mother, Myrtle Mae Smith as his only heir-at-law.

Myrtle Mae Smith died intestate on or about February 22, 2007, leaving Sylvia Marcelle (Smith) Smiley, Betty Elaine Smith, Phillip C. Smith, Jeremy Daniel Smith and Megen Rae Smith as her only heirs-at-law.

Sylvia Marcelle (Smith) Smiley died intestate on or about May 16, 2009, leaving her husband, Raymond Hayden Smiley and her children, Stephen T. Smiley, Anthony H. Smiley and Kimberly D. (Smiley) Phillips as her only heirs-at-law.

For further reference, see Affidavit of Heirship of record as Instrument No. 20150409-0031399, said Register's Office.

This improved property is known as 13585 Old Hickory Boulevard, Antioch, TN 37013.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 7 day of April, 2015.

Raymond Hayden Smiley

Stephen T. Smiley

Anthony H. Smiley

Kimberly D. Phillips

Betty Elaine Smith by Raymond Hayden Smiley, her Attorney-in-Fact

Megen Rae Smith

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Raymond Hayden Smiley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of April, 2015.

Howard M. Skipworth
Notary Public

My commission expires: _____

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Commission Expires JAN 9, 2016

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Stephen T. Smiley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of April, 2016.

Howard M. Skipworth
Notary Public

My commission expires: _____

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Commission Expires JAN 9, 2016

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Anthony H. Smiley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of April, 2016.

Howard M. Skipworth
Notary Public

My commission expires: _____

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Commission Expires JAN 9, 2016

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kimberly D. Phillips, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of April, 2015.

Howard M. Skipworth
Notary Public

My commission expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN. 9, 2016

State of Tennessee)
County of Davidson)

On this 7th day of April, 2015, before me personally appeared Raymond Hayden Smiley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Betty Elaine Smith, and who acknowledged that he executed the same as the free act and deed of Betty Elaine Smith.

Howard M. Skipworth
Notary Public

My commission expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN 9, 2016

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Megen Rae Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of April, 2015.

Howard M. Skipworth
Notary Public

My commission expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN 9, 2016

Dorothy Ann Smith

Phillip C. Smith by Dorothy Ann Smith, his Attorney-in-Fact

Jeremy Daniel Smith by Dorothy Ann Smith, his Attorney-in-Fact

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dorothy Ann Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7 day of April, 2015.

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

On this 7 day of April, 2015, before me personally appeared Dorothy Ann Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Phillip C. Smith, and who acknowledged that she executed the same as the free act and deed of Phillip C. Smith.

Witness my hand and official seal at office, this 7 day of April, 2015.

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

On this 7 day of April, 2015, before me personally appeared Dorothy Ann Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jeremy Daniel Smith, and who acknowledged that she executed the same as the free act and deed of Jeremy Daniel Smith.

Witness my hand and official seal at office, this 7 day of April, 2015.

Brandy Gomaz
Notary Public

My commission expires: 9/11/17

