WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150033085 DEEDWARR
Recvd: 04/30/15 15:51 2 pgs
Fees:13.00 Taxes:314.50
20150430-0039038

G-VRES-15-0254

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME; THIS THE 28th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Hand and Jennifer Hand	new owner	
(NAME)	(NAME)	**022-00-143.00**
5234 Whites Creek Pike		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BARBARA J. SMYTH, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID HAND AND JENNIFER HAND, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

TRACT ONE: Being a portion of the James C. Stanfield et ux property (D.B. 3102, page 223, RODCT), located in the 14th Civil District of Davidson County, Tennessee, and being described as follows: Beginning at a point of White's Creek Pike, said point being the NE corner of Tract No. 2 of this survey; thence with said Tract North 84 deg. 23 min. West 1002.07 feet to an iron pin in the Gupton line; thence with said Gupton line North 20 deg. 24 min. West 210.83 feet to an iron pin; thence with Tract No. 4, South 80 deg. 22 min. East 993.05 feet to a point in the center of White's Creek Pike; thence with the center of said Pike South 36 deg. 11 min. East 150.00 feet to the beginning, by survey of Richardson-Morris Co., 5/16/73.

TRACT TWO: Land lying in the 14th Civil District of Davidson County, Tennessee, and being a part of the James C. Stanfield et ux property (D.B. 3102, page 623, RODCT), described as follows: Beginning at a point in the center of White's Creek Pike, a corner with a 3 acre tract; thence with said 3 acre tract South 49 deg. 59 min. West 135.56 feet to an iron pin; thence with said North 85 deg. 08 min. West 884.75 feet to an iron pin in Gupton's line; thence with Gupton North 20 deg. 24 min. West 203.75 feet to an iron pin; thence South 84 deg. 23 min. East 1002.07 feet to the point in the center of White's Creek Pike; thence with the center of said White's Creek Pike South 36 deg. 11 min. East 100.00 feet to the beginning as per survey of Richardson-Morris Company, 5/10/73.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that portion of the above-described properties heretofore conveyed to Everett G. Crow by deed of record in Book 4730, page 11, RODCT, described as follows:

Being a tract of land lying in the 14th Civil District of Davidson County, Tennessee, and being a part of the James C. Stanfield et ux property (D.B. 3102, page 623, RODCT), and described as follows: Beginning at a point in the center of Whites Creek Pike, said point being the NE corner of a three acre tract owned by Crowe; thence with said three acre tract South 49 deg. 55 min. West 135.56 feet to an iron pin; thence with same North 85 deg. 08 min. West 884.75 feet to an iron pin in Gupton; thence North 20 deg. 24 min. West 11.71 feet to a point in the division line; thence with said division line South 85 deg. East 1026 feet to a point in the center of White's Creek Pike; thence with the center of said White's Creek Pike South 36 deg. 11 min. East 3.18 feet to the beginning as per survey of Richardson-Morris Co. dated 6/19/73. (The two lots are contiguous)

Being the same property conveyed to Samuel E. Smyth and Barbara J. Smyth, husband and wife by Warranty deed from Titan Financial Group, LLC aka Titans Financial Group, LLC of record in Instrument No. 20060531-0064093 Register's Office for Davidson County, Tennessee, dated May 12, 2006 and recorded on May 31, 2006. The said Samuel E. Smyth died October 13, 2013 leaving property to spouse Barbara J. Smyth.

This conveyance is subject to:

- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5234 Whites Creek Pike , Whites Creek, Tennessee 37189**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th DAY OF APRIL, 2015.

Barbara J. Smyth by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves , 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 BARBARA J. SMYTH, and who acknowledged he/she/they executed the same as the free act and deed of the said BARBARA J. SMYTH.

Witness my hand and official seal, this the 28th of April, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212