WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150037955 DEEDWARR
Recvd: 05/15/15 12:44 2 pgs
Fees:13.00 Taxes:1665.00
20150515-0044932

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

NICOLE L. STEEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald Miller	F & M Bank	Map 132-9
(NAME)	(NAME)	
4403 Soper Avenue	P.O. Box 451	Parcel 35.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Clarksville TN 37041	
(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, **Elza A. Smith and June P. Smith, Husband and Wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Donald Miller and Elizabeth Miller, 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:

LAND in Davidson County, Tennessee, being the northerly 95 feet if Lot No. 5 on the plan of Subdivision of Lots 27, 28, 36, 37, 38, 39, ,40, 41, 42, 43 and part of Lots 35 and 44 in Oak Hill Subdivision No. 1, of record in Book 547, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, thereof..

Bring the same property conveyed to Elza A. Smith and wife June P. Smith by Warranty Deed from Harry T. Drury, Sr., and wife Emma Louise McAdams Smith filed for record on October 25,1984 in Book 6411, Page 280, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 547, page 52, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 4403 Soper Avenue, Nashville, TN 37204
(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 29th day of April, 2015.

Elza A. Smith

June P. Smith
By: Elza A. Smith, Attorney in Fact
AIF

State of Tennessee
County of Davidson

Personally appeared before me **Elza A. Smith,** with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of April, 2015.

Notary Public Robert L. Scruggs

My Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2015, before me personally appeared, **Elza A. Smith,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **June P. Smith** and acknowledged that he executed the same as the free act and deed of **June P. Smith.**

Witness my hand and official seal this 29th day of April, 2015.

My Commission Expires:

Notary Public

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

File No.: 40115090