BILL GARRETT, Davidson County
Trans:T20150042505 DEEDWARR
Recvd: 06/01/15 15:04 2 pgs
Fees:13.00 Taxes:499.50
20150601-0050597

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Joel & Lori A. Little
205 Whorley Drive
Nashville, TN 37217

SEND TAX BILL TO:
Primary Residential Mortgage, Inc.
1480 North 2200 West
Salt Lake City, UT 84116

MAP/PARCEL 150-01-0-079.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Michael Smith, married,** has this day bargained and sold, and does hereby transfer and convey unto **Joel Little and Lori A. Little, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 260 on the Plan of Section Three, Edge-O-Lake Estates of record in Plat Book 3600, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Smith by Trustee's Quitclaim Deed from Jerry L. Jarnagin, Trustee of the Jerry L. Jarnagin Revocable Living Trust established on August 2, 1996 (as to a 1/7th one-seventh undivided interest) of record in Instrument No. 20010316-0025170 Register's Office for Davidson County, Tennessee, dated February 22, 2001 and recorded on March 16, 2001. Jerry L. Jarnagin died testate on July 26, 2001, his estate was administered and closed through the Probate Court for Davidson County, Tennessee, Docket No. 01P1254. By Last Will and Testament the property was distributed as part of the probate estate.

Being the same property conveyed to Michael Smith by Trustee's Quitclaim Deed from Nancy L. Alsheimer and Helen J. Aycock, Co-Trustee of the Jerry L. Jarnagin Revocable Living Trust established on August 2, 1996 and they were also the Co-Executors of the Estate of Jerry L. Jarnagin, said conveyance of record in Instrument No. 20020124-0010152 Register's Office for Davidson County, Tennessee, dated November 6, 2001 and recorded on January 24, 2002.

This is improved property known as: **205 Whorley Drive, Nashville, Tennessee 37217**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 3600, page 82, and restrictions in Book 3818, page 728, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 28th day of May, 2015.

Michael Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Michael Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of May, 2015.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $133,000.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of May, 2015.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

File No: 158386