BILL GARRETT, Davidson County
Trans:T20150047501 DEEDWARR
Recvd: 06/15/15 15:09 2 pgs
Fees:13.00 Taxes:925.00
20150615-0056840

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $250,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 10th day of June, 2015. Notary Public My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christopher Seay	New Owner	
50 East 28th Street, Apt. 16D		08313029900
New York, NY 10016		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES R. SMOTHERS, III, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER SEAY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 1 on the Map showing the survey of Lot No. 108 and the Resubdivision of Lots Nos. 105, 106, and 107 of Block L of the Lindsley Tract of record in Plat Book 843, Page 94, 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 Florabelle R. Haynes, an unmarried person by Warranty deed from Richard L. Rider, a married person of record in Instrument No. 20031201-0172760 Register's Office for Davidson County, Tennessee, dated November 26, 2003 and recorded on December 1, 2003.

Florabelle R. Haynes died intestate on October 19, 2012. Her interest in said property passing to her heirs, James R. Smothers, III and Kevin Lee Smothers. Affidavits of Heirship are recorded at 20140430-0036386 and 20140430-0036387.

Being the same property conveyed to J. Carlton Drumwright and further conveyed to James R. Smothers, III by Quitclaim deed from James R. Smothers, III and Kevin Lee Smothers of record in Instrument No. 20140430-0036388 Register's Office for Davidson County, Tennessee, dated April 24, 2014 and recorded on April 30, 2014.

This is improved property also known as 1400 Fatherland Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of June, 2015.

James R Smothers III

James R. Smothers, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James R. Smothers, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of June, 2015.

J Brandon Miller

Notary Public

My Commission Expires: 7-2-2018

