WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150051489 DEEDWARR
Recvd: 06/26/15 12:21 2 pgs
Fees:13.00 Taxes:2035.00
20150626-0061729

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JB Partners	Same as new owner	131-08-0-038.00
(NAME)	(NAME)	
4204 Belmont Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Wood Smythe Caldwell, Executor of The Estate of Frances Smythe Caldwell,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JB Partners,** 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 an unrecorded tract of land known as Tract No. 1 of the Wood Smythe property, and being a part of Lot No. 1 on the Map of W. W. Dillon & Company's Subdivision of the Tony Sudekum Farm, as of record in Book 421, page 161, Register's Office for said County, and described according to a survey made by Hal R. Swann, Surveyor, on February 7, 1959, as follows:

Beginning at a point in the common line between the property conveyed to W. F. Holt, by deed from The Monroe Harding Children's Home, of record in Book 1368, page 39, said Register's Office, and the property conveyed to Wood B. Smythe, Jr., et ux, Frances P. Smythe, by deed from Harry O. Whitver, et ux, of record in Book 2279, page 423, said Register's Office, 298 feet south of a point in the southerly margin of a 40 foot reserved strip for roadway, at the common corner of said Holt and Smythe properties; thence south along said line, 130 feet to a point, being the southwest corner of said Smythe property; thence east along the rear line of said Smythe property 196 feet, more or less, to a point 4 feet west of the east line of said Smythe property; thence north and parallel to said east line, 130 feet to a point; thence west 194.8 feet to the beginning.

Being a portion of the property conveyed to John Robley Caldwell and wife, Frances P. Smythe, by Warranty Deed from Wood B. Smythe, Jr. and wife, Frances P. Smythe, dated February 27, 1959, of record in Book 2879, page 43, Register's Office for Davidson County, Tennessee. AND Being a portion property conveyed to Frances Smythe Caldwell by Deed from John Robley Caldwell, dated May 3, 1974, of record in Book 4843, page 294, Register's Office for Davidson County, Tennessee. Frances Smythe Caldwell died testate on November 20, 2014. Wood Smythe Caldwell was appointed Executor of the Estate of France Smythe Caldwell as shown in Probate No. 14P2001, Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 421, page 161 and Book 4300, page 95; easement for sanitary sewers and/ or storm drainage of record in Book 4121, page 349; all of record in the Register's Office for Davidson County, Tennessee and all matters according to a survey made by Hal R. Swann, Surveyor, on February 7, 1959.

unimproved ☐

This is improved ☑ property, known as 4315 Farriswood Drive, 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 25th day of June, 2015.

Wood Smythe Caldwell, Executor of The Estate of
Frances Smythe Caldwell

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Wood Smythe Caldwell with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Executor of The Estate of Francis Smythe Caldwell and that he as such Executor executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Executor.

WITNESS my hand and official at Franklin, Tennessee, seal this 25th day of June, 2015.

Notary Public
My Commission Expires: _____

File No.: 20985

