WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150056772 DEEDWARR
Recvd: 07/14/15 09:08 2 pgs
Fees: 18.00 Taxes: 1291.30
20150714-0068277

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-23-2019

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
Victor R. Wilson	Victor R. Wilson	P/O 091-02 99.00
(NAME)	(NAME)	
6106 A California Avenue	6106 A California Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, **Today's Real Estate, a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victor R. Wilson, a single man,** 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:

The following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Being Unit A, Homes at 6106 California Avenue, as shown on plan of record as Exhibit B of Instrument No. 20141107-0103113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a full and complete description thereof.

Being a portion of the property conveyed to Garland L. Smith by Warranty Deed from Darrell Smith, dated June 7, 1993, of record in Book 8973, page 591, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to Darrell L. Smith, a single person, by Quitclaim Deed from Garland L. Smith, a single person, dated February 16, 2010, of record in Instrument No. 20100216-0011881, Register's Office for Davidson County, Tennessee. Darrell Linel Smith died intestate on August 12, 2013, survived by Jessica Tiffany Smith, his sole heir at law (see Probate No. 09-13-084-P, Probate Court for Dickson County, Tennessee). Also being a portion of the property conveyed to Jessica Tiffany Smith by Quitclaim Deed from Jessica Tiffany Smith, Administratrix of the Estate of Darrell Linel Smith, and William G. Wilkinson, Trustee, dated March 14, 2014, of record in Instrument No. 20140317-0021994, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to Duke & Duke, LLC, by Warranty Deed from Jessica Tiffany Smith, dated June 20, 2014, of record in Instrument No. 20140625-0055378, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Today's Real Estate, a Tennessee General Partnership, by Quitclaim Deed from Duke & Duke, LLC, a Tennessee limited liability company, dated October 1, 2014, of record in Instrument No. 20141104-0101972, Register's Office for Davidson County, Tennessee.

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 Plat Book 161, page 75 and Exhibit B of Instrument No. 20141107-0103113; restrictions of record in Instrument No. 20141107-01013113; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6106 A California Avenue, Nashville, TN 37209

(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 9th day of July, 2015.

TODAY'S REAL ESTATE, A TENNESSEE GENERAL PARTNERSHIP

By: Bryan D. Spicer
Its: Attorney

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Attorney of Today's Real Estate, a Tennessee general partnership and that he as such Attorney executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Attorney.

WITNESS my hand and official at Franklin, Tennessee, seal this 9th day of July, 2015.

Notary Public
My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

File No.: 20873