WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150065096 DEEDWARR
Recvd: 08/05/15 15:57 2 pgs
Fees:13.00 Taxes:691.90
20150805-0078178

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$187,000.00.**

Affiant

Subscribed and sworn to before me this 3rd day of August, 2015.

Notary Public

My Commission expires: 12/6/2016
(Affix Seal)

MEREDITH DURHAM MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-06-2016

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:		MAP & PARCEL NUMBER:
Agnes B. Fogo	SAME	072-08-0-189.00
2332 Fernwood Drive		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Frances Gail Smith**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Agnes B. Fogo, married woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 275 on the plan of Dalewood, Section IV, of record in Book 1835, page 21, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 275 fronts 88 feet on the westerly side of Fernwood Drive and extends back 118 feet on the northerly line and 163.3 feet on the southerly line to a dead line measuring 100.4 feet thereon.

Being the same property conveyed to David Lee Smith and wife, Frances Gail Smith, by deed from Annie Marie Coles, on January 20, 1972, of record in Book 4571, page 153, Register's Office for Davidson County, Tennessee. And further conveyed to Frances Gail Smith by Quitclaim Deed from David Lee Smith on November 21, 1984 of record in Book 6435, page 855, and re-recorded in Book 7244, page 513, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1835, page 21, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6221, page 33, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2332 Fernwood Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 3, 2015.

Frances Gail Smith

Francis Gail Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Frances Gail Smith** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 3, 2015

My commission expires 7/8/19

Notary Public

