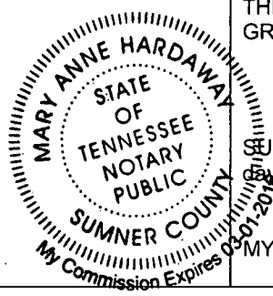
WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Bill Flowerree
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-01-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Bill Flowerree	Bank of Tennessee	61-6-149
(NAME)	(NAME)	
430 Broadmoor Drive	PO Box 4980	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Johnson City, TN 37604	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151719

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, I/we, JoAnne Pellegrin-Smith , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Bill Flowerree, 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 Lot No. 8 on the Plan of Gra-Mar Acres, Section 14, of record in Book 4300, page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 98 feet on the southerly margin of Broadmoor Drive and extends back 208.2 feet on the easterly line and 208.2 feet on the westerly line, to a line on the rear on which it measures 108.5 feet.

Being the same property conveyed to Robert Lee Smith and wife, JoAnne Pellegrin-Smith by deed from Jonathan J. Foley, Jr., Trustee, dated October 1, 1985, of record in Book 6674, page 602, Register's Office for Davidson County, Tennessee. The said Robert Lee Smith having since died on March 13, 2013, leaving JoAnne Pellegrin-Smith as surviving tenant by the entirety.

Unimproved ☐

This is improved ☒ property, known as 430 Broadmoor Drive, Nashville, TN 37216
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20150072845 DEEDWARR
Recvd: 08/27/15 11:29 2 pgs
Fees:13.00 Taxes:832.50
20150827-0086858

Witness my hand this 25th day of August, 2015

JoAnne Pellegrin-Smith

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JoAnne Pellegrin-Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th of August, 2015.

Notary Public
My Commission Expires:

