BILL GARRETT, Davidson County
Trans: T20150077058 DEEDWARR
Recvd: 09/10/15 11:21 2 pgs
Fees: 13.00 Taxes: 1224.70
20150910-0091974

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1211

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,000.00

Affiant

JENNIFER THOMAS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY OF September 2015

Notary Public
Commission Expires: 9-20-16

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jacqueline Smith 6520 Buttercup Dr. Nashville, TN 37221	NEW OWNER	155160A37700 CO

WARRANTY DEED

FOR AND IN 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,

Nicholas A. Ettinger and Rivka S. Ettinger, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacqueline Smith and Kenneth G. Smith, Jr., wife and husband

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 377, TRACESIDE, SECTION 11, AS
SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20000922-0094253, IN THE REGISTER'S
OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR
A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to Nicholas A. Ettinger and Rivka S. Ettinger, husband and wife, by Warranty Deed from James W. Allen, III and Beth R. Allen, husband and wife, dated 06-09-2009 and recorded 06-15-2009 in Instrument No. 20090615-0055107, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6520 Buttercup Dr., Nashville, TN 37221.

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

Dated this the 3 day of September, 2015.

* _____
Nicholas A. Ettinger

* _____
Rivka S. Ettinger

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Nicholas A. Ettinger and Rivka S. Ettinger
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Houston, Texas ~~Tennessee~~ this 3rd day of September, 2015.

** Philippa C. Angelides
Notary Public
My Commission Expires: Nov 01, 2016

PHILIPPA C ANGELIDES
My Commission Expires
November 1, 2016

(Notary Seal)