BOX 10-B

BILL GARRETT, Davidson County
Trans:T20150079606 DEEDWARR
Recvd: 09/18/15 12:18 2 pgs
Fees:13.00 Taxes:148.00
20150918-0095037

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREW TILGHMAN	**SAME**	**071-04-0-197.00**
(NAME) **P. O. BOX 40124**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, GLENDA G. MCGRADY, THOMAS E. SMITHEY, MARY L. JONES, AND MICHAEL W. SMITHEY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ANDREW TILGHMAN,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 165, on the Plan of Joywood Heights Section One, of record in Plat Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ollie T. Smithey and wife, Helen J. Smithey, by deed from John Massey and wife, Helen Felts Massey, of record in Book 2493, page 81, dated February 17, 1956, said Register's Office.

Ollie T. Smithey and wife, Helen J. Smithey conveyed their interest to Michael Wayne Smithey by quitclaim deed of record in Instrument No. 20010831-0094804, dated August 27, 2001, said Register's Office.

Michael Wayne Smithey conveyed his interest back to Ollie T. Smithey and wife, Helen J. Smithey by quitclaim deed of record in Instrument No. 20030220-0022355, dated December 12, 2002, said Register's Office.

Ollie T. Smithey has since died on or about December 24, 2004, leaving the said Helen J. Smithey as the surviving tenant by the entirety.

Helen J. Smithey having since died on or about January 2, 2015. The subject property passed to her children, Glenda G. McGrady, Thomas E. Smithey, Mary L. Jones and Michael W. Smithey, evidenced by Affidavits of Heirship of record as Instrument No. 20150521-0047130, Instrument No. 20150821-0084763 and Instrument No. 20150902-0089397, said Register's Office.

See Limited Power of Attorney for Glenda G. McGrady, of record in Instrument No. 20150901-0088663, said Register's Office. See Limited Power of Attorney for Michael W. Smithey, of record in Instrument No. 20150901-0088664, said Register's Office. See Limited Power of Attorney for Mary L. Jones, of record in Instrument No. 20150901-00886670, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 1130, page 91 and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **2107 JONES CIRCLE, NASHVILLE, TN 37207**
(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 our hands this 18th day of September, 2015.

Glenda G. McGrady
By Thomas E Smithey
her attorney in Fact

Glenda G. McGrady
By: Thomas E. Smithey, her Attorney in Fact

Thomas E Smithey

Thomas E. Smithey

Mary L. Jones
By Thomas E Smithey
her attorney in Fact

Mary L. Jones
By: Thomas E. Smithey, her Attorney in Fact

Michael W. Smithey
By Thomas E Smithey
his attorney in Fact

Michael W. Smithey
By: Thomas E. Smithey, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas E. Smithey,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of September, 2015.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of September, 2015, before me personally appeared **Thomas E. Smithey**, Attorney-in-Fact for **Glenda G. McGrady, Mary L. Jones, and Michael W. Smithey**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Glenda G. McGrady, Mary L. Jones, and Michael W. Smithey**, and who acknowledged that he executed the same as the free act and deed of **Glenda G. McGrady, Mary L. Jones, and Michael W. Smithey.**

Witness my hand and official seal at office this 18th day of September, 2015.

My Commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public