Return to:
Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135

BILL GARRETT, Davidson County
Trans:T20150084811 DEEDWARR
Recvd: 10/05/15 16:10 2 pgs
Fees:13.00 Taxes:185.00
20151005-0101428

#1259

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Brad Smotherman	(NEW OWNER)	Map 149-0-30-
900 Shoreham Street		Parcel 0072.00
Murfreesboro, TN 37130		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James Woodrow Newby and Betty Jo Brown, both unmarried, joint tenants with rights of survivorship,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Brad Smotherman, married,** (The "Grantee"), his heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, being Lot No. 404, on the Plan of Edge-O-Lake Estates, Section 10, of record in Book 3842, page 180, said Register's Office, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James Woodrow Newby and Betty Jo Brown, joint tenants with rights of survivorship by quitclaim deed from Irene Newby and Betty Jo Brown, joint tenants with rights of survivorship of record in Instrument No. 20040521-0060079, said Register's Office.

This is the same legal description used in the previous deed of record.

This is not the personal, primary or martial residence of Grantee, his spouse and/or any dependents.

This conveyance is subject to the following:

1. **2015 Taxes, not yet due and payable and assumed by Grantee.**
2. **Restrictions of record in Book 3908, page 161 and in Book 4214, page 785, said Register's Office.**
3. **Any and all matters appearing of record in Plat Book 3842, page 180, said Register's Office.**

This is improved property commonly known as **2440 Rychen Drive, Nashville, TN 37217.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $ 50,000.00.

Affiant

Subscribed and sworn to before me this
2nd day of October, 2015

Notary public:
My commission expires: 11/21/2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 2nd day of October, 2015.

James Woodrow Newby

Betty Jo Brown

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Woodrow Newby and Betty Jo Brown**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 15th day of May, 2015.

Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY