WARRANTY DEED

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Deanie L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2015.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: January 09, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Scott Ware	Michael Scott Ware	172150a07800co
(NAME)	(NAME)	
128 Holt Hills Road	128 Holt Hills Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, TIMOTHY W. SMITH AND WIFE, KYONG SMITH, by and through their Attorney-in-Fact, Loretta Davis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL SCOTT WARE, 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. 92 on the Plan of Section Five, Holt Woods, of record in Book 9700, Page 10 in the Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Timothy W. Smith and wife, Kyong Smith by Warranty Deed from Michele E. Mills and husband, Michael Mills, which deed is dated November 14, 2005 and recorded as Instrument No. 20051117-0138959 in the Register's Office for Davidson County, Tennessee.

SEE SPECIFIC DURABLE POWERS OF ATTORNEY FROM EACH OF THE ABOVE GRANTORS TO LORETTA DAVIS OF RECORD AS INSTRUMENT NO 20151016-0105272 , REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. 20151016-0105273

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAN OF HOLT WOODS, SECTION FIVE, OF RECORD IN BOOK 9700, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOLT WOODS, OF RECORD IN BOOK 9570, PAGE 22 AND IN BOOK 9745, PAGE 41, SAID REGISTER'S OFFICE; AND FURTHER SUBJECT TO BY-LAWS OF HOLT WOODS HOMEOWNERS ASSOCIATION OF RECORD IN BOOK 9570, PAGE 13, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 128 Holt Hills Road, Nashville, TN 37211

(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 9th day of October, 2015.

BILL GARRETT, Davidson County
Trans:T20150088182 DEEDWARR
Recvd: 10/16/15 09:56 2 pgs
Fees:13.00 Taxes:932.40
20151016-0105274

Timothy W. Smith

By: Loretta Davis
Loretta Davis, Attorney-in-Fact

Kyong Smith

By: Loretta Davis
Loretta Davis, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this the 9th day of October, 2015, before me personally appeared **Loretta Davis,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Timothy W. Smith,** and acknowledged that she executed the same as the free act and deed of the said **Timothy W. Smith.**

Witness my hand and official seal at office at Brentwood, Tennessee, this the 9th day of October, 2015.

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County

My commission expires:
01/09/2018

Notary Public

State of Tennessee
County of WILLIAMSON

On this the 9th day of October, 2015, before me personally appeared **Loretta Davis,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Kyong Smith,** and acknowledged that she executed the same as the free act and deed of the said **Kyong Smith.**

Witness my hand and official seal at office at Brentwood, Tennessee, this the 9th day of October, 2015.

My commission expires:
01/09/2018

Notary Public

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115