Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Affiant

Subscribed and sworn to before me, this 13th day of October, 2015

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
James Walker 1417 21st Ave N Nashville, TN 37208	New Owner	081-15-0-099.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nancy Jean Smith and Ruth Queen Smith,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **James Walker,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 18, as shown on the map entitled the Plan of S. A. Champions Subdivision of part of the Harding Property of record in Book 161, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 18 fronts 50" on the westerly side of the Twenty-First Avenue North, formerly Estrella Street, and runs back between parallel lines 154.7' to an alley.

Being the same property conveyed to WALTER L. BLAIR AND WIFE, LUCY BLAIR, AS TENANTS BY THE ENTIRETY, WITH THE RIGHT OF SURVIVORSHIP, by deed from FRANK J. DICKERSON, TRUSTEE, of record in Book 1684, page 605 , dated March 9, 1949 , said Register's Office. Lucy Blair died on or about August 23, 1987, leaving Walter L. Blair as the surviving tenant by the entirety. Walter L. Blair died testate on or about November 4, 1990. He devised said property to Yancy Smith by will of record in Book 178, page 593, Probate Court for Davidson County, Tennessee, a copy of which is of record in Book 8099, page 876, said Register's Office. Yancy Smith died testate on or about October 27, 2001. He devised said property to his daughters Nancy Jean Smith and Ruth Queen Smith, by will of record in Docket No. 03P-1355, Probate Court for Davidson County, Tennessee.

This property is improved property known as 1417 21st Ave N, Nashville, TN, 37208

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20150090390 DEEDWARR
Recvd: 10/23/15 10:05 2 pgs
Fees:13.00 Taxes:148.00
20151023-0107968

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 my hand this the 13th day of October, 2015.

Nancy Jean Smith

Ruth Queen Smith by Nancy Jean Smith her Attorney in Fact

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 **Nancy Jean Smith** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

SHEILA B. STEVENSON NOTARY EXP. 5/30/17 PUBLIC MADISON COUNTY, TENNESSEE

Witness my hand and official seal at Franklin, Tennessee, this the 13th day of October, 2015.

Notary Public

My Commission expires: 5/30/17

State of Tennessee
County of Williamson

On October 14, 2015, before me personally appeared, Nancy Jean Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ruth Queen Smith, and who acknowledged that he executed the same as the free act and deed of Ruth Queen Smith.

Witness my hand, at office, this 13th day of October, 2015.

Notary Public
My commission expires: 5/30/17

SHEILA B. STEVENSON NOTARY EXP. 5/30/17 PUBLIC MADISON COUNTY, TENNESSEE

FILE NO: 2015093933