BILL GARRETT, Davidson County
Trans:T20150092167 DEEDWARR
Recvd: 10/29/15 10:10 2 pgs
Fees:13.00 Taxes:351.50
20151029-0110063

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Lindsey Durein
Affiant

Subscribed and sworn to before me, this 28TH DAY OF OCTOBER, 2015.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
08-20-19 (AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Blake Smith Inheritance Trust, James M. Smith Jr., Trustee	James M. Smith, Jr.	026050013.00
8148 Old Springfield Highway (ADDRESS)	8148 Old Springfield Highway (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Rodney Bloodworth and wife, Faye H. Bloodworth, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Benjamin Blake Smith Inheritance Trust, James M. Smith Jr., Trustee, hereinafter called the Grantees, their heirs and assigns, that 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. 11, ON THE PLAN OF ROSCOE PLACE, BLOCK "D", OF RECORD IN BOOK 843, PAGE 72, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ETHEL C. BLOODWORTH, A WIDOW FOR AND DURING HER NATURAL LIFE, AND THE REMAINDER AFTER THE LIFE ESTATE TO RODNEY BLOODWORTH, BY DEED FROM RONALD L. RYAN AND WIFE, JENNIFER A. RYAN, OF RECORD IN BOOK 6838, PAGE 207, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO RODNEY BLOODWORTH AND WIFE, FAYE H. BLOODWORTH, BY QUITCLAIM DEED FROM RODNEY BLOODWORTH, OF RECORD BY INSTRUMENT NO. 20010119-0005837, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ETHEL C. BLOODWORTH RETAINING A LIFE ESTATE. THE SAID ETHEL C. BLOODWORTH HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 207 B East Avenue, Goodlettsville, TN 37072
(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 my/our hand(s) this 28th day of October, 2015.

WARRANTY DEED
(Continued)

Rodney Bloodworth

Faye H. Bloodworth

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rodney Bloodworth and wife, Faye H. Bloodworth, the herein 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.

Witness my hand and official seal, this the 28th day of October, 2015.

Notary Public

My Commission Expires: 08-21-19

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072