BILL GARRETT, Davidson County
Trans:T20150095154 DEEDWARR
Recvd: 11/09/15 09:51 2 pgs
Fees:13.00 Taxes:240.50
20151109-0113634

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156741

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 2015 NOTARY PUBLIC My commission expires: 7-30-17

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances Idoye 4504 Hawthorn Drive Nashville, TN 37214	Frances Idoye 4504 Hawthorn Drive Nashville, TN 37214	069 04 0 048.00

FOR AND IN CONSIDERATION of the sum of Sixty Five Thousand and 00/100 Dollars ($65,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TORRY S. SMITH, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **FRANCES IDOYE**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Tract I

Land in Davidson County, Tennessee, being the easterly 140 feet of Lot No. 10 of Block "EE" on the Revised Map of Fairview Subdivision of record in Book 1130, Page 54, Register's Office for Davidson County, Tennessee.

Said Easterly part of of Lot No. 10 fronts 140 feet on the Southerly side of Fairview Avenue and runs back between parallel lines 100 feet to a dead line.

Tract II

Being the easterly 140 feet of Lot No. 11, Block "EE" on the revised plan of Fairview Subdivision, as of record in Book 1130, Page 54, Register's Office for said County, described according to a survey by George W. Watkins, Surveyor, dated July 19, 1960, as follows:

Beginning in the line between Lots Nos. 10 and 11, 235 feet east of the easterly margin of Southview Avenue, being the southwest corner of the property conveyed to Charles H. Floyd and wife, by deed from William C. Greer, and wife, of record in Book 2393, Page 489; thence with said Floyd's southern boundary line, easterly 140 feet; thence southerly 100 feet; thence westerly 140 feet; thence northerly 100 feet to the beginning.

Being the same property conveyed to Torry S. Smith, unmarried by Warranty Deed dated 7/12/2000, and recorded on 7/14/2000, of record in Instrument # 200007140069898, in the Register Deed's Office for Davidson County, Tennessee. Torry S. Smith is now married to Antoine Adams. The said Antoine Adams hereby joins in this conveyance to waive any

marital rights granted to a spouse by law, in said property.

The address of the herein described property is believed to be 3721 Fairview Drive, Nashville, TN 37218, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 2nd day of November, 2015.

Torry S Smith
TORRY S. SMITH

Antoine Adams by Torry S Smith, Attorney-in-fact
ANTOINE ADAMS BY TORRY S. SMITH, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Torry S. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 2nd day of November 2015.

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 7-24-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Torry Smith Adams, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Antoine Adams and acknowledged that she executed the same as the free act and deed of the said Antoine Adams.

WITNESS my hand and seal, this the 2nd day of November 2015.

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 7-24-2017