Davidson County DEEDWARR
Recvd: 11/10/15 14:37 3 pgs
Fees:18.00 Taxes:1850.00

20151110-0114498

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Y-BR-15-2100

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy Hoffman Smyth and Ashley H. Smyth	CMG, Mortgage	
(NAME)	(NAME)	**083-07-0-282.00**
2100 Eastland Avenue	3140 Crow Canyon Rd #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Ramon Ca. 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ELIZABETH GAMMANS, UNMARRIED** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY SMYTH AND ASHLEY H. SMYTH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, being on the plan of a tract of land marked "Thomas" on the plan of Rolling Acres Subdivision, as shown by plat of record in Plat Book 1130, Page 34, in the Register's Office for Davidson County, Tennessee, and being shown as Tract "A" on he survey made by E. L. Miller, Jr., & Co., dated June 26, 1964, as follows:

Beginning at an iron pin at the southeast intersection of Eastland Avenue and Shady Lane; thence with the margin of Eastland Avenue, South 88° East 103.8 feet to an iron pin; thence South 2° 30 ' West 194 feet to an iron pin in the northerly margin of an alley; thence with the margin of the same, North 87° 15' West 103.8 feet to an iron pin in the easterly margin of Shady Lane, thence with the margin of the same, North 2° 30' East 192.7 feet to the point of beginning.

Being the same property conveyed to Elizabeth Gammans by Quitclaim deed from Theodora D. Gammans, unmarried of record in Instrument No. 20130429-00442574 Register's Office for Davidson County, Tennessee, datec April 29, 2013 and recorded on April 29, 2013.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 1130, Page 34, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 2100 Eastland Avenue , Nashville, Tennessee 37206.

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; and we do covenant with the said GRANTEE(S) 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(S), 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 the 6th DAY OF NOVEMBER, 2015.

Elizabeth Gammans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH GAMMANS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of November, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

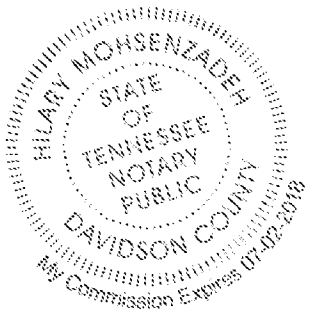
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Hilary Mohsenzadeh
Notary

My Commission Expire: 7-2-18

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).