Davidson County DEEDWARR
Recvd: 01/14/16 16:18 3 pgs
Fees:18.00 Taxes:1091.50
20160114-0004181

#32788

New Owners: (send tax bills to this address)	Joseph C. Bauer, Elizabeth Lovell Bauer, and Herman E. Lovell 2609 Brittany Drive Nashville, TN 37206	Instrument Prepared by: Aaron Fletcher East Nash Title, LLC 4205 Gallatin Road Nashville, TN 37216
Parcel ID:	**083120089.00**	

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or the value of the property, whichever is greater, is two hundred and ninety-five thousand and 00/100 dollars ($295,000.00).

Grantee/Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this 14 day of January, 2016.

Notary Public

My commission expires

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

For and in consideration of two hundred and ninety-five thousand and 00/100 dollars ($295,000.00) paid by the Grantees, Joseph C. Bauer, his wife Elizabeth Lovell Bauer, and Herman E. Lovell (a married man), all of whom to hold title as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, and other good and valuable consideration receipt of which is hereby acknowledged, I, Martha Jane Smith, Grantor, hereby convey to Grantees any and all of my interest in the following land, together with all easements held or granted by Grantor, and I warrant the title to that land against the lawful claims of all persons whomsoever:

Land in Davidson County, Tennessee, being Lot 218 as shown on the map entitled Eastland Acres, Section Five, of record in Plat Book 2330, Page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

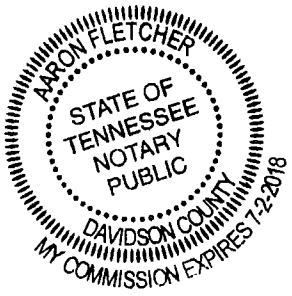
Being the same property conveyed to PHILIP W. SMITH, UNMARRIED, by deed from PAUL. E. ESCHBACH AND WIFE, TEMPIE L. ESCHBACH, of record in Book 9243, Page 909, dated January 31, 1994, said Register's Office, PHILIP W. SMITH having died on or about July 7, 2013, said property being devised to MARGARET JANE SMITH by Last Will and Testament of record of PHILIP WAYNE SMITH, in The Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket Number 13P1286, and being the same property conveyed to Martha Jane Smith by Administratrix's Deed dated October 9, 2013, from Martha Jane Smith, Administratrix for the Estate of Philip W. Smith, of record in Instrument Number 20131014-0107299, said Register's Office.

This improved property has the street address of 2609 Brittany Drive Nashville Tennessee 37206.

By affixing my signature below, I hereby execute the foregoing Warranty Deed:

Martha Jane Smith

Martha Jane Smith, Grantor



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 13th day of JANUARY, 2016, before me personally appeared **Martha Jane Smith**, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that she executed the foregoing instrument as her free act and deed.

Notary Public

07/02/18

My commission expires

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

