BILL GARRETT, Davidson County
Trans:T20160006870 DEEDWARR
Recvd: 01/26/16 15:10 2 pgs
Fees:13.00 Taxes:573.50
20160126-0007560

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$155,000.00~~. Affiant Subscribed and sworn to before me, this the ~~25th~~ day of January, 2016. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jim N. Smith		
1325 Barkleigh Lane	NEW OWNER	043-14-0-008-00
Franklin, TN 37064		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **COMPLETE MAINTENANCE COMPANY, INC., A TENNESSEE COPRORATION,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JIM N. SMITH, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Eleventh, formerly the Nineteenth Civil District of Davidson County, Tennessee, being the easterly 55 feet of the southerly 150 feet of Lot No. 12 on the Map of Miss O. R. Bixlers Property, not of record.

Said part of Lot No. 12 fronts 55 feet on the northerly side of Old Hickory Boulevard and runs back between parallel lines, with the westerly margin of Hankins Street. 150 feet to a dead line according to a survey by John Wilkes. Civil Engineer, dated November 25, 1934.

AND

Land in Davidson County, Tennessee, being part of Lot No. 12 on a survey made of John Wilkes, for B. P. Bixler, on March 18, 1936, not of record, but described as follows:

Beginning at a point in the westerly margin of what is known or called Hankins Street and being the northeast corner of said Lot No. 12; thence with the westerly margin of said Hankins Street, and southerly 50 feet to a point; thence westerly 55 feet to a point; thence northerly 50 feet to the northerly margin of Lot No. 12; thence easterly with said northerly margin 55 feet to the place of beginning, this being a lot 50 feet by 55 feet.

Being the same property conveyed to Complete Maintenance Company, Inc. by Special Warranty deed from Gannett Satellite Information Network, Inc, a Delaware Corporation of record in Instrument No. 20110720-0055620 Register's Office for Davidson County, Tennessee, dated July 15, 2011 and recorded on July 20, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 547 East Old Hickory Boulevard, Madison, TN 37115.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of January, 2016.

Complete Maintenance Company, Inc.

Darrell Collins

Darrell Eugene Collins, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Darrell Eugene Collins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Complete Maintenance Company, Inc., a Tennessee Corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 25th day of January, 2016.

Notary Public

