Return to:
Southern Land Title & Escrow, Inc.
P O Box 217
Nolensville, TN 37135

BILL GARRETT, Davidson County
Trans:T20160009646 DEEDWARR
Recvd: 02/04/16 11:52 2 pgs
Fees:13.00 Taxes:351.50
20160204-0010912

#1290

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Brad Smotherman	(NEW OWNER)	Map 119-11-0-
P O Box 11891		Parcel 062.00
Murfreesboro, TN 37129		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **DAVID W. RICHARD, UNMARRIED,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **BRAD SMOTHERMAN, MARRIED,** (The "Grantee"), his heir and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, being Lot No. 74 on the Plan of Mashburn Heights, of record in Book 1835, page 1, said Register's Office, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to David W. Richard, a single man by warranty deed dated May 13th, 1999 from Shirley J. Young, a single woman of record in Book 11493, page 99, said Register's Office.

This is the same description used in previous deed of record.

This is not the personal, marital or primary residence of GRANTEE, his spouse and/or any dependents.

This conveyance is subject to the following:

1. **2016 Taxes, a lien not yet due and payable.**
2. **Any and all matters appearing of record in Plat Book 1835, page 1, said Register's Office.**

This is improved property commonly known as **2614 Live Oak Road, Nashville, TN 37210.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $95,000.00.

Affiant

Subscribed and sworn to before me this 29th day of January, 2016.

Notary public:
My commission expires: 11/21/2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this **29th** day of **January, 2016.**

DAVID W. RICHARD

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAVID W. RICHARD** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this **29th** day of **January, 2016.**

Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY