BILL GARRETT, Davidson County
Trans:T20160011179 DEEDWARR
Recvd: 02/10/16 09:17 2 pgs
Fees:13.00 Taxes:468.56
20160210-0012698

Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
615-776-7461

#1296

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Brad Smotherman	(NEW OWNER)	Map 061-16-0-
P O Box 11891		Parcel 088.00
Murfreesboro, TN 37130		

This instrument prepared by: Southern Land Title & Escrow, Inc., 9927 Sam Donald Ct, 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, **Jo Ellen Abernathy, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Brad Smotherman,** (The "Grantee"), his heirs 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, Tennessee being Lot No. 5, on the Plan of Greenland Estates, Block D, of record in Book 974, page 13, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jo Ellen Abernathy, unmarried by warranty deed dated August 31, 2007 from Victor J. Cantrell and wife, Lisa C. Cantrell of record in Instrument No. 20070904-0105675, said Register's Office.

This is the same description as used in last 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. **Deed of Trust of record in Instrument No. 20070904-0105676, and assigned in Instrument No. 20140623-0054461, said Register's Office.**
3. **Any and all matters appearing on the Plan of record in Plat Book 974, page 13, said Register's Office.**

This is improved property known as **4115 Addine Street, Nashville, TN 37216.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $126,637.00.

Affiant

Subscribed and sworn to before me this 5th day of February, 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 herself, her 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 5th day of February, 2016.

JO ELLEN ABERNATHY

[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 **JO ELLEN ABERNATHY**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 5th day of February, 2016.

Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY