# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$490,000.00~~

Affiant

Subscribed and sworn to before me, this the 24th day of February, 2016.

Notary Public

My commission expires: 7-2-18

**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: |
|---|---|---|
| Robert Jackson Smith<br>Caroline Harlow Smith | METROPOLITAN BANK | |
| 5201 Idaho Avenue | 3500 LAKEWOOD DR. #50 | 103-03-0-071.00 |
| Nashville, TN 37209 | FLOWOOD, MS 39232 | |

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, **STUART THOMAS AND MEGAN THOMAS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT JACKSON SMITH AND CAROLINE HARLOW SMITH, HUSBAND AND WIFE**, 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 Davidson County, Tennessee, being the Westerly 50 feet of the Easterly 440 feet of the Northerly 160 feet of Lot Nos. 23 and 24 on the Map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park, of record in Plat Book 421, Page 18, in the Register's Office for Davidson County, Tennessee

Said part of said Lots fronts 50 feet on the Southerly margin of Idaho Avenue and extend back between parallel lines, 160 feet to a dead line.

Being the same property conveyed to Anthony Dean Rose, Jr., married by Warranty deed from Bryan N. Garner and wife, Regina R. Garner of record in Instrument No. 20130521-0051346 Register's Office for Davidson County, Tennessee, dated May 20, 2013 and recorded on May 21, 2013.

Being the same property conveyed to Stuart Thomas and Megan Thomas, husband and wife by Warranty deed from Anthony Dean Rose, Jr., married, of record in Instrument No. 20141226-0117919, Register's Office for Davidson County, Tennessee, dated December 19, 2014 and recorded on December 26, 2014.

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 5201 Idaho Avenue, Nashville, TN 37209.

BILL GARRETT, Davidson County
Trans:T20160016082 DEEDWARR
Recvd: 02/26/16 16:00 2 pgs
Fees:13.00 Taxes:1813.00
20160226-0018624

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 24th day of February, 2016.

**Stuart Thomas**

**Megan Thomas**

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 Stuart Thomas and Megan Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of February, 2016.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018