BILL GARRETT, Davidson County
Trans:T20160021028 DEEDWARR
Recvd: 03/15/16 09:57 2 pgs
Fees:13.00 Taxes:2064.60
20160315-0024357

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0097

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $558,000.00

Affiant

Julie Hamilton State of Tennessee Notary Public Davidson County

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of March, 2016

Notary Public
Commission Expires: 7.3.2017

Address of New Owner	Send Tax Bills To:	Map & Parcel
Karissa A. Jargo & Troy Deaton 5022 Franklin Pike Nashville, TN 37220	Same as new owner	146-10-0-054.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Dorothy Presley Smith, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karissa A. Jargo and Troy Deaton

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 7 on the Plan of Ragland Estates, of record in Plat Book 2663, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Dorothy Presley Smith by Quitclaim Deed from Dorothy Presley Smith, Executrix of the Jim B. Smith Estate, dated 9/6/02 and recorded 9/10/02 in Instrument Number 20020910-0109360, as re-recorded on 11/17/03 in Instrument Number 20031117-0167253, in the Register's Office for Davidson County, Tennessee.

The execution of this instrument by Dorothy Presley Smith, a/k/a Dorothy P. Smith, is effected by the signature of her Attorneys-in-fact, Shirley Hames and Timothy D. Smith, pursuant to the Durable Power of Attorney recorded in Instrument No. 20160223-0017123, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5022 Franklin Pike, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons

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

Dated this the 14th day of March, 2016.

Dorothy Presley Smith
Dorothy Presley Smith

Dorothy Presley Smith
Dorothy Presley Smith

By: Shirley Hames, Attorney in fact
Shirley Hames, as her Attorney-in-fact

By: Timothy D. Smith Attorney in Fact
Timothy D. Smith, as her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Shirley Hames,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Dorothy Presley Smith** and acknowledged that she executed the same as the free act and deed of the said **Dorothy Presley Smith,** pursuant to the Durable Power of Attorney recorded in Instrument No. 20160223-0017123, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 14th day of March, 2016.

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

NOTARY PUBLIC

My Commission Expires: 3/21/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Timothy D. Smith,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Dorothy Presley Smith** and acknowledged that he executed the same as the free act and deed of the said **Dorothy Presley Smith,** pursuant to the Durable Power of Attorney recorded in Instrument No. 20160223-0017123, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 14th day of March, 2016.

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

NOTARY PUBLIC

My Commission Expires: 3/21/17

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206