Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0188

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of April, 2016

Notary Public
Commission Expires: 10/16/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160028859 DEEDWARR
Recvd: 04/08/16 15:41 2 pgs
Fees:13.00 Taxes:950.90
20160408-0034019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Peter Christopher Smelser 3127 Jenry Drive Nashville, TN 37214	new owner	085-07-0-128.00

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,

Alisa G. Welch

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

Peter Christopher Smelser and Jessica Evelyn Davis, husband and wife

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. 256 on the plan of Stanford Country Club Estates, Section 4, as of record in Plat Book 2900, Pages 83 and 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 256 fronts 112 feet on the southeasterly side of Jenry Drive, and runs back 176.5 feet on the northeasterly line and 169.2 feet on the southwesterly line, to a dead line, which is a broken line, on which it measures 122.8 feet.

BEING the same property conveyed to Alisa G. Welch by Warranty Deed from Gayle M. Acuff, unmarried, dated 1/31/07 and recorded 2/2/07 in Instrument No. 20070202-0013904, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on Plat Book 2900, Page 83 and 84 (2) Restrictive Covenants of record in Book 3066, Page 219 (3) any and all applicable governmental and/or zoning regulations; (4) 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: 3127 Jenry Drive, Nashville, TN 37214.

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 7th day of April, 2016.

Alisa G. Welch

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Alisa G. Welch
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of April, 2016.

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY