RECORD & RETURN TO:

BILL GARRETT, Davidson County
Trans:T20160030222 DEEDWARR
Recvd: 04/14/16 09:28 3 pgs
Fees:18.00 Taxes:444.00
20160414-0035638

WARRANTY DEED

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $120,000.00.

Affiant

Subscribed and sworn to me on April 11th, 2016

NOTARY PUBLIC

My Commission Expires: June 19, 2018

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29288SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin Alfred Smith 831 Idlewild Drive Madison, TN 37115	NEW OWNER	052-5-185

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Marcia Ferreira-Hays, now known as Marcia Vaye Ferreira, unmarried, and Robert Hays, unmarried**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Kevin Alfred Smith, a single man**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Part of Lot No. 9 on the Map of the Subdivision of H. B. Chadwell Tract, of record in Book 547, page 60, Register's Office for Davidson County, Tennessee, and more accurately described according to a survey by A & A Engineers, Inc., dated July 23, 1979, as follows:

Beginning at a point in the east margin of Idlewild Drive at the southwest corner of the lot conveyed to Robert Dunman and wife, by deed of record in Book 1264, page 154, said Register's Office, said point being 153 feet southerly from the south line of the Madison Park Subdivision; thence North 67 degrees 14 minutes 29 seconds East 221 feet to a corner post; thence South 26 degrees 30 minutes 39 seconds East 62.0 feet to an iron pin; thence South 67 degrees 14 minutes 29 seconds West 221.0 feet to the easterly margin of Idlewild Drive; thence with said margin of Idlewild Drive North 26 degrees 30 minutes 39 seconds West 62.00 feet to the point of beginning.

Being the same property conveyed to Marcia Ferreira-Hays and husband, Robert Hays, by Warranty Deed from David E. Long, Philip B. Long, Rebecca L. Parker, Co-Trustees of the Amendment and Restatement of Trust Agreement of Marjorie E. Long dated January 24, 1995, and David E. Long, married, individually, Philip B. Long, married, individually, and Rebecca L. Parker, married, individually, dated, July 3, 2006, and recorded on July 7, 2006 in Instrument No. 20060707-0081972, Register's Office for Davidson County, Tennessee. The said Grantors are now unmarried since having divorced pursuant to Divorce Decree filed in the Fourth Circuit Court for Davidson County, Tennessee, on March 30, 2016 as Case No. 15D2294. The said Marcia Ferreira-Hays is now known as Marcia Vaye Ferreira.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Driveway Agreement set out in the deed of record in Book 2751, page 225, Register's Office for Davidson County, Tennessee.
3. The line between this lot and the lot to the south is the center line of a common driveway serving this property and the property to the south. It is agreed that the owners of the two properties shall have the joint use of the said driveway and be liable one-half each for the upkeep of said driveway.
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 831 Idlewild Drive, Madison, TN 37115.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

******SIGNATURES AND ACKNOWLEDGEMENT ON PAGE 3******

WITNESS my/our hand(s) this 11th day of April, 2016.

Marcia Ferreira-Hays

Robert Hays

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Marcia Ferreira-Hays and Robert Hays to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on April 11th, 2016.

NOTARY PUBLIC

My Commission Expires: 9.12.17

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY