# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

Deanie L. Gregory State of Tennessee Notary Public Davidson County

**THIS INSTRUMENT WAS PREPARED BY**

Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20160034570 DEEDWARR
Recvd: 04/27/16 09:21 2 pgs
Fees:13.00 Taxes:70.30
20160427-0040872

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Bobby J. Smith and Don Johnson | Bobby J. Smith | 04309007900 |
| (NAME) | (NAME) | |
| 1390 Bain Drive | 1390 Bain Drive | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Madison, TN 37115 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, NANCY ANN ELKINS, WANDA SUE COOK, JERRY LEE NAPIER AND CAROLINE DENISE SMITH, all as devisees under the Last Will and Testament of Artie B. Napier, deceased , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BOBBY J. SMITH AND DON JOHNSON, a one-half interest each as tenants in common, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, and described as follows to wit:

Being Lot No. 9 of Block "A" on the Map of Overlook Estates, of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee. Said Lot fronts 50 feet on the northerly side of Lovell Street and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Woodrow W. Napier and wife Artie B. Napier from Guy R. Burgett and wife, Lorene D. Burgett by Warranty Deed of record in Book 1582, Page 214, Register's Office for Davidson County, Tennessee. The said Woodrow W. Napier having since died on June 20, 1998 and the said Artie B. Napier having since died on May 31, 2015. By the Last Will and Testament of Artie B. Napier, filed in the Office of Richard Rooker, Clerk of the Davidson County Probate Court, the following parties are named as devisees under said Will: Nancy Ann Elkins; Wanda Sue Coo; Jerry Lee Napier and Caroline Denise Smith.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2016 AND SUBSEQUENT YEARS; SUBJECT TO THOSE MATTERS SET FORTH ON THE MAP OF OVERLOOK ESTATES, BLOCK "A" OF RECORD IN BOOK 843, PAGE 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO RESTRICTIVE COVENANTS OF RECORD, IF ANY.

unimproved ☐

This is improved ☑ property, known as 205 Lovell Street, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of April, 2016.

Nancy Ann Elkins
Heir-at-Law of Artie B. Napier,deceased

Wanda Sue Cook
Heir-at-Law of Artie B. Napier, deceased

Jerry Lee Napier
Heir-at-Law of Artie B. Napier, deceased

Caroline Denise Smith
Heir-at-Law of Artie B. Napier, deceased

STATE OF TENNESSEE

COUNTY OF Davidson

On this 26th day of April, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nancy Ann Elkins, Wanda Sue Cook, Jerry Lee Napier, and Caroline Denise Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person 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 Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County