BILL GARRETT, Davidson County
Trans: T20160035053 DEEDWARR
Recvd: 04/28/16 11:06 2 pgs
Fees: 13.00 Taxes: 925.00

20160428-0041464

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 18th day of April, 2016.

Annette Belyea
Notary Public

My commission expires: 9-19-18

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert K. Butler	Same	08312009300
2452 Eastland Avenue	←	
Nashville, TN 37026		

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 ACKNOWLEDGE, WE,

Jeffrey A. Smith and wife, Shirley Smith, as tenants by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert K. Butler, an unmarried man

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. 214 on the Plan of Eastland Acres, Section 5, as of record in Book 2330, page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 214 fronts 85.1 feet on the Southerly side of Eastland Avenue and runs back between line 322.2 feet on the Westerly line, and 356.1 feet on the Easterly line to a dead line on which it measures 85.1 feet.

Being the same property conveyed to Jeffrey A. Smith and wife, Shirley Smith, as tenants by the entirety from Jeffrey A. Smith, a married man, joined by his wife, Shirley Smith by Quitclaim Deed dated January 14, 2005 and of record in Instrument No. 20050225-0021171, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 2452 Eastland Avenue, Nashville, TN 37026.

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 in 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 my/our hand(s) this 18th day of April, 2016.

Jeffrey A Smith by Shirley A Smith Attorney in Fact
Jeffrey A. Smith by Shirley A. Smith, Attorney in Fact

Shirley A Smith
Shirley Smith

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Shirley Smith, the within named Grantor(s), 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, at office, this 18th day of April, 2016.

Notary Public

My Commission Expires: 12/28/19

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SHIRLEY A. SMITH, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of JEFFREY A. SMITH, and is authorized by him to execute this instrument on his behalf by virtue of a Specific Durable Power of Attorney recorded in Book *, Page _____, in said Register's Office. * 20160428-0041463

Witness my hand and official seal at office, this 18 day of April 2016.

Notary Public

My Commission Expires: 12/28/19

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY