BILL GARRETT, Davidson County
Trans:T20160035114 DEEDWARR
Recvd: 04/28/16 12:43 2 pgs
Fees:13.00 Taxes:740.19
20160428-0041562

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167322

WARRANTY DEED

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,050.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2016.

NOTARY PUBLIC

My commission expires: 7-30-17

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tricia O. Proctor 127 Piedmont Avenue Nashville, TN 37216	FRANKLIN AMERICAN MTG. Co 6100 TOWER CIRCLE STE 600 FRANKLIN TN 37067	072 12 0 043.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand Fifty and 00/100 Dollars ($200,050.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ELIZABETH SMITH AND HUSBAND, MATTHEW SMITH**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **TRICIA O. PROCTOR, AN UNMARRIED WOMAN.**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 102 on the Map of Waters Place on Maxey Lane, as of record in Book 332, pages 136 and 137, Register's Office for said County.

Being the same property conveyed to Elizabeth Neese, a single woman, by Warranty Deed from Robert E. Williams and wife, Mary Jo Williams, dated 3/14/2013, and recorded on 3/18/2013, of record in Instrument # 20130318-0026664, in the Register Deed's Office for Davidson County, Tennessee. Elizabeth Neese is now married to Matthew Smith and known as Elizabeth Smith. Matthew Smith, husband of Elizabeth Smith hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

The address of the herein described property is believed to be 127 Piedmont Avenue, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 6th day of April, 2016.

Elizabeth C. Smith
ELIZABETH SMITH

Matthew Smith
MATTHEW SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Elizabeth Smith and Matthew Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6th day of April, 2016.

TAHIRA J. PYSZA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

Notary Public

Tahira Pysza
Printed Notary Name

My commission expires: 7-30-17