WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160039008 DEEDWARR
Recvd: 05/10/16 15:07 2 pgs
Fees: 13.00 Taxes: 688.20
20160510-0046498

Julie Hamilton State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Julie Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/3/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer Stone	NEW OWNER	133-12-0-228.00
(NAME)	(NAME)	
505 Jasmin Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Hayley R. Hinds Smith FKA Hayley R. Hinds and James Smith**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jennifer Stone, a single woman,**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 106 on the Plan of Section Three, Greenwood Hills, of record in Plat Book 5050, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hailey R. Hinds, a single woman by Deed from Integricraft Construction, LLC, dated 03/14/2014, recorded 03/19/2014, of record in Instrument No. 20140319-0022686 and Scrivener's Affidavit recorded 04/14/2014, of record in Instrument No. 20140414-0031051, in the Register's Office for Davidson County, Tennessee.

* James Smith, husband of Hayley R. Smith, joins in this instrument to convey any and all interest he has is said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 5050, Page 10, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 5086, Page 766, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 505 Jasmin Drive, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 9th day of May, 2016.

Hayley R Hinds Smith

James Smith

State of Tennessee
County of Williamson

Personally appeared before me Hayley R. Hinds Smith and James Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of May, 2016.

Notary Public
My Commission Expires: 11/15/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

WILLIAMSON COUNTY
K. THOMAS SIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC