Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
16-0748

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of May, 2016

Notary Public
Commission Expires: 6/19/18

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hannah L. Wachtmeister 1146 Kirkland Avenue Nashville, TN 37216	Cash Sale New owner	072-07-0-069.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Sammy M. Smith, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hannah L. Wachtmeister

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 the easterly 50 feet of Lot No. 13 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee.

Said Easterly 50 feet of Lot No. 13 fronts 50 feet on the southerly side of Kirkland Avenue and runs back on the easterly side 282.2 feet and on the westerly side 282 feet more or less to a dead line.

Being the same property conveyed to Phillip G. Cullum and wife, Grace Cullum by Deed from James B. Watson, Jr. and wife, Marjorie Cullum Watson dated 10/8/41 and filed for record on 10/9/41 in Book 1199, Page 362, Register's Office for Davidson County, Tennessee.

Being further conveyed to Sammy M. Smith by Deed from Philip Grayson Cullum, Jr., married and Joyce C. Rucker, married dated 9/29/15 and filed for record on 10/8/15 in Instrument # 20151008-0102720, Davidson County Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1146 Kirkland Avenue, Nashville, TN 37216.

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

BILL GARRETT, Davidson County
Trans:T20160040262 DEEDWARR
Recvd: 05/13/16 14:50 2 pgs
Fees:13.00 Taxes:1110.00
20160513-0048046

Dated this the 11th day of May, 2016.

Sammy M. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sammy M. Smith** 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 and official seal at Nashville, Tennessee this 11th day of May, 2016.

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 5/8/2018