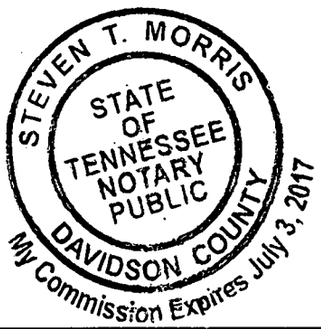
BILL GARRETT, Davidson County
Trans:T20160051779 DEEDWARR
Recvd: 06/17/16 15:48 2 pgs
Fees:13.00 Taxes:592.00
20160617-0061987

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $160,000.00 Affiant Subscribed and sworn to before ~~me, this the 15th~~ day of June, 2016. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Martha Smith Warren Smith		
202 Keeton Avenue	New Owner	044-05-0-135.00
Old Hickory, TN 37138-3623		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EVAN CLAY ROSE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WARREN SMITH AND MARTHA SMITH, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 64 on the Map of Rayon City of record in Plat Book 843, Page 13, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Terrell Starks by Final Decree Confirming Sale divesting from Mary E. Blanchette of record in Instrument No. 20120321-0023960, Register's Office for Davidson County, Tennessee, dated 02/03/2012 and recorded on 03/21/2012.

And being the same property conveyed to Terrell Starks by Default Judgment divesting from Mary E. Blanchette of record in Instrument No. 20140219-0014224, Register's Office for Davidson County, Tennessee, dated 01/10/2014 and recorded on 02/19/2014.Being the same property conveyed to Evan Clay Rose by Warranty Deed from Terrell Starks, of record in Instrument No. 20151001-0099898, Register's Office for Davidson County, Tennessee, dated September 25, 2015 and recorded on October 01, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 202 Keeton Avenue, Old Hickory, TN 37138-3623.

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), his/her/their heirs

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of June, 2016.

Evan Clay Rose

Evan Clay Rose

STATE OF Pennsylvania
COUNTY OF Cumberland

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Evan Clay Rose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of June, 2016.

Tracy Lyn Sharp

Notary Public

My Commission Expires:

April 29, 2020

TRACY LYN SHARP
COMMONWEALTH OF PENNSYLVANIA
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy Lyn Sharp, Notary Public
Carlisle Boro, Cumberland County
My Commission Expires April 29, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES