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McCann & Hubbard
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Brentwood, TN 37027
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(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160054976 DEEDWARR
Recvd: 06/28/16 11:23 2 pgs
Fees:13.00 Taxes:1091.50
20160628-0065806

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$295,000.00.**

Affiant

Subscribed and sworn to before me this 24 day of June, 2016

Notary Public
My Commission expires: 7.3.17
(Affix Seal)

Renese Legieza
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Teddy Smith	new owner	073-13-0-117.00
2712 Mailan Drive		
Nashville, TN 37206	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Trustee for The 2712 Mailan Drive Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Teddy L. Smith and Greta S. Smith, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 31 on the plan of Mailan Heights, of record in Book 1835, page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 31 fronts 55.8 feet on the southerly side of Mailan Drive and runs back between parallel lines 164.2 feet on the westerly line and 152 feet on the easterly line, to a dead line in the rear on which to measures 102.1 feet.

Being the same property conveyed to Amanda Dean, as Trustee for The 2712 Mailan Drive Trust by deed from Hugh W. Heidbrederand Geraldine D. Heidbreder, on December 10, 2015, of record in Instrument Number 20151211-0125002, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1835, page 90, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2019, page 63, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2712 Mailan Drive, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 24, 2016.

The 2712 Mailan Drive Trust

By Amanda Dean, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 20, 2016

My commission expires 7.3.17

Notary Public

