BILL GARRETT, Davidson County
Trans:T20160055449 DEEDWARR
Recvd: 06/29/16 11:47 2 pgs
Fees:13.00 Taxes:728.90
20160629-0066363

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$197,000.00**

Jennifer L. Stacey
Affiant

Subscribed and sworn to before me, this 28th day of June, 2016

Georgette R. Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trina K. Smith		072-14-0
(NAME)	(NAME)	(MAP)
1224 Chester Ave.	New Owner	142.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37206		
(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 consideration, the receipt of which is hereby acknowledged, I/we, Miriam B. West, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Trina K. Smith and Rose Smith as joint tenants with the right of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Land in Davidson County, Tennessee, being Lot No. 34 and the Easterly one-half of Lot No. 33 on the Map of Chesterfield Place, as of record in Book 332, Page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 and part of Lot 33 adjoin and front together 45 feet on the Southerly side of Chester (formerly Chesterfield) Avenue and run back between parallel lines 132 feet to an alley.

Being the same property conveyed to Miriam B. West, by Warranty deed from Westward Properties, LLC, a Tennesse limited liability company of record in Instrument No. 20120216-0013605 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1224 Chester Avenue, Nashville, Tennessee 37206-2246

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

CLIFFORD LAYNE OLIVER III, HUSBAND OF MIRIAM B. WEST, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HIS MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this 28th day of June, 2016.

Miriam B. West

Miriam B. West

Clifford Layne Oliver III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Miriam B. West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 28th day of June, 2016.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 6/6/2019

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Clifford Layne Oliver III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 24 day of June, 2016.

Notary Public

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-15-17