WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160060304 DEEDWARR
Recvd: 07/14/16 09:32 2 pgs
Fees: 13.00 Taxes: 1622.45
20160714-0072142

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 438,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 10-07-19
(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jonathan Smith	Metropolitan Bank	Parcel ID:
2601 Lakeshore Drive	3500 Lakeland Dr, Ste 501	05308004800
Nashville, TN 37138	Flowood, MS 39232	

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, we

Morris Earl Ayers, III and wife, Jessica Ayers

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jonathan Smith and wife, Alison Harlan-Smith

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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being a plot 97 feet by 140 feet along the westerly line of the alley in the center of the block on the north side of Pitts Avenue, and between 26th and 28th Streets and further being parts of lots No. 3, 4, 5, in Block 21 on map of the Dabbs and E. Elliotts property at Old Hickory, of record in Map Book 547, Page 127, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Beginning at a point in the northerly side of Pitts Ave. distant westerly from the westerly line of 28th St. 154 feet, which point is the westerly corner of the alley and running thence northerly and along the westerly line of the alley above referred to, a distance of 140 feet across the rear of lots 3, 4, 5, block 21 on above map, thence westerly thru lot 3, and parallel to the side lines of lot 3, and toward 26th St., a distance of 97 feet to a point, thence, southerly and parallel to the first course a distance of 140 feet to the northerly line of Pitts Ave., thence easterly and along the north line of Pitts Ave., 97 feet to the corner of the alley, the point or place of beginning and including "one" 1/2 inch water tap as conveyed in Deed of record in Book 1490, Page 143, said Register's Office.

Being the same property conveyed to Morris Earl Ayers, III, a married man, by deed from Ronald H. Pugh, of record in Instrument 20120427-0036056, said Register's Office, dated April 26, 2012.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 547, Page 127, said Register's Office; (3) Water Tap Easement of record in Book 1490, Page 143, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2601 Lakeshore Drive, Nashville, TN 37138

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.

Witness our hands this 1st day of July, 2016.

Morris Earl Ayers, III

Jessica Ayers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morris Earl Ayers, III, and wife, Jessica Ayers 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 1st day of July, 2016.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.