File Box 8

WARRANTY DEED

REC16-0216

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,900.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2019

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Thetford	XXXXXXXXXXXXX GUARANTY TRUST	COMPANY
216 Stirton Rd (ADDRESS)	XXXXXXXXXXXX 316 ROBERT ROSE (NAME)	DRIVE
Nashville, TN 37210 (CITY) (STATE) (ZIP)	XXXXXXXXXXXXXXX MURFREESBORO (ADDRESS) (CITY) (STATE) (ZIP) TN 37129	11902006600

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DARREL R. SMITH, SR., UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW THETFORD AND MADISON W. THETFORD, HUSBAND AND WIFE AS TO A ONE-HALF INTEREST AND ROBERT KEITH THETFORD, AS TO A ONE-HALF INTEREST, THE HALF INTERESTS, AS THEY RELATE TO ONE ANOTHER, TO BE HELD AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 24 on the Plan of Cunningham Heights, of record in Plat Book 2331, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Darrel R. Smith, Sr., unmarried by Warranty Deed from E. W. Wilkerson, married, of record in Instrument No. 20090908-0084236, Register's Office for Davidson County, Tennessee, dated September 4, 2009 and recorded on September 8, 2009.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 2331, Page 76, Book 2480, Page 455, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 216 Stirton Rd. , Nashville, Tennessee 37210-5122
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 13th day of July, 2016.

Darrel R. Smith, Sr.

BILL GARRETT, Davidson County
Trans: T20160060941 DEEDWARR
Recvd: 07/15/16 13:18 2 pgs
Fees: 13.00 Taxes: 602.73
20160715-0072987

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of July, 2016, before me personally appeared Darrel R. Smith, Sr., unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of July, 2016.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

JON PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959