BILL GARRETT, Davidson County
Trans:T20160062534 DEEDWARR
Recvd: 07/20/16 14:59 2 pgs
Fees:13.00 Taxes:425.50
20160720-0074872

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $115,000.00. Affiant Subscribed and sworn to before me, this the 30th day of June, 2016. Notary Public My commission expires: 7-2-2018

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:
Jim W. McClard	CMG Mortgage, Inc.	
112 Habersham Court	3160 Crow Canyon Road #400	02606000600
Goodlettsville, TN 37072	San Ramon, CA 94583	

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, **SHERRY L. EATHERLY, ADMINISTRATOR AND HEIR-AT-LAW OF THE ESTATE OF ANNA LYNN SMILEY, DECEASED AND CHARLES B. SMILEY, HEIR-AT-LAW OF THE ESTATE OF ANNA LYNN SMILEY, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JIM W. MCCLARD, AN UNMARRIED MAN**, 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. 6 on the Plan of Resubdivision of Windsor Green, Section I, Phase I, Lots 1-18, of record in Plat Book 6250, Page 374, 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 Charles Smiley and wife, Ann Smiley by Warranty deed from Sharon K. Wachtel, unmarried of record in Instrument No. 20030804-0110158 Register's Office for Davidson County, Tennessee, dated July 23, 2003 and recorded on August 4, 2003.

Charles F. Smiley having since died September 21, 2010 leaving Anna Lynn Smiley. Anna Lynn Smiley died March 13, 2016, intestate, Petition for Appointment of Personal Representative filed in the Probate Court for Davidson County, Tennessee at Docket No. 16P706. Per this petition, her heirs are Sherry L. Eatherly and Charles B. Smiley, Sherry L. Eatherly appointed the Administrator of the Estate.

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 112 Habersham Court, Goodlettsville, TN 37072.

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 30th day of June, 2016.

The Estate of Anna Lynn Smiley, Deceased

Sherry L. Eatherly, Administrator
and Heir-at-Law

Charles B. Smiley, Heir-at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sherry L. Eatherly, Administrator and Heir-at-Law of the Estate of Anna Lynn Smiley, Deceased, 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 30th day of June, 2016.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles B. Smiley, Heir-at-Law of the Estate of Anna Lynn Smiley, Deceased, 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 30th day of June, 2016.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018