Return To: 16-0265
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160064419 DEEDWARR
Recvd: 07/27/16 08:57 2 pgs
Fees:13.00 Taxes:1294.63
20160727-0077155

ADDRESS NEW OWNER:
Elizabeth A. Bok
1007 Joseph Avenue
Nashville, TN 37207-5420

SEND TAX BILL TO:
New Owner

MAP/PARCEL 082-03-0-058.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Alison Smith, formerly known of record as Alison Harlan, and husband, Jonathan Smith,** has this day bargained and sold, and does hereby transfer and convey unto **Elizabeth A. Bok, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Sharpe and Horn's Addition of record in Plat Book 161, Page 53, 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 Alison Harlan and Jonathan Smith by Warranty deed from Regal Homes Co., a Tennessee Corporation of record in Instrument No. 20130603-0055634 Register's Office for Davidson County, Tennessee, dated May 30, 2013 and recorded on June 3, 2013.

This is improved property known as: **1007 Joseph Avenue, Nashville, Tennessee 37207**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 161, page 53, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 30th day of June, 2016.

Alison Smith

Jonathan Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Alison Smith and Jonathan Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 3-11-2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $349,900.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 2/6/18