THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: E16-5145

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Bridget M. Abel
Affiant

Subscribed and sworn to before me, this the 29th day of July, 2016.

Notary Public

My Commission Expires: 1-20-20

BILL GARRETT, Davidson County
Trans:T20160065885 DEEDWARR
Recvd: 08/01/16 12:25 2 pgs
Fees:13.00 Taxes:573.50
20160801-0079038



Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bridget Abel 1936 Treeview Court Antioch, TN 37013	Guaranty Trust 314 Robert Rose Murfreesboro, TN	176-02-0-065.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Edward L. Smith and Elizabeth C. Lumdstrom-Smith, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bridget M. Abel**, 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:

Land in Davidson County, Tennessee, being Lot 208, SECTION 19, PEPPERTREE FOREST, as shown on plat of record in Plat Book 7900, Page 783, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Edward L. Smith and wife, Elizabeth C. Lundstrom-Smith by Warranty Deed from Lee Ann Haggard, an unmarried person, recorded on the 25th day of November, 2002 in Instrument No. 20021125-0146072, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 1936 Treeview Court, Antioch, TN37013

This conveyance is made subject to (1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; and (6) other matters of public record.

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

IN **WITNESS** WHEREOF, Grantor has executed this instrument on this 29th day of July, 2016.

Edward L. Smith

Elizabeth C. Lumdstrom-Smith

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Edward L. Smith and Elizabeth C. Lumdstrom-Smith, husband and wife**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29 day of July, 2016.

Notary Public

My Commission expires:
10/17/16

EVA R. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY