BILL GARRETT, Davidson County
Trans:T20160067444 DEEDWARR
Recvd: 08/04/16 14:07 2 pgs
Fees:13.00 Taxes:666.00
20160804-0080997

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

ADDRESS NEW OWNER:
Mike G. Smalling
4811 Milner Drive
Nashville, TN 37211-4701

SEND TAX BILL TO:
Owner

MAP/PARCEL 147-06-0-101.00

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, **Brady Matthew Gardner, Executor of the Estate of Rebecca S. Gardner,** has this day bargained and sold, and does hereby transfer and convey unto **Mike G. Smalling, a married man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Section One, Battery Crest, of record in Plat Book 2900, Page 91, 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 Larry Ross Gardner and wife, Rebecca S. Gardner by Warranty deed from Robert W. Kincheloe, unmarried of record in Book 5325, page 506, Register's Office for Davidson County, Tennessee, dated August 11, 1978 and recorded on August 16, 1978.

Larry Ross Gardner having since died on December 16, 1980. Rebecca S. Gardner having since died on December 24, 2015.

This is improved property known as: **4811 Milner Drive, Nashville, Tennessee 37211-4701**

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 2900, page 91, and restrictions in Book

3072, page 429, amended in Book 3098, Page 290 and Book 4872, Page 490 and Book 4995, Page 682, 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 28th day of July, 2016.

Executor

Brady Matthew Gardner, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid,personally appeared Brady Matthew Garndner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the executor of the Estate of Rebecca S. Gardner, the within named bargainor, and as such executor executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of July, 2016.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $180,000.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 169567