THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** BILL GARRETT, Davidson County Trans:T20160071356 DEEDWARR Recvd: 08/17/16 09:15 3 pgs Fees:18.00 Taxes:943.50 20160817-0085656	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$270,000.00~~ $255,000.00 Brian Mitchell Affiant Subscribed and sworn to before me, this 12th day of August, 2016. Dana Delworth Notary Public My Commission Expires: 10/8/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Joshua B. Smith and Alexis D. B. Smith 1519 Hayden Dr. Nashville, TN 37206	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 072-16-0-220.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MILES EDWARD DEMPSEY, A ONE-THIRD (1/3) UNDIVIDED INTEREST, DEBORAH DEE SIMPLER, A ONE-THIRD (1/3) UNDIVIDED INTEREST AND ASHLEY DEMPSEY, A ONE-THIRD (1/3) UNDIVIDED INTEREST,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **JOSHUA B. SMITH and ALEXIS D. B. SMITH, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, near the City of Nashville, being Lot No. 36 on the map of Porter Heights, Part Two, as of record in Book 1424, page 79, Register's Office for said County.

Said Lot No. 36 fronts 71 feet on the easterly side of Hayden Drive and runs back between lines, 171.4 feet on the southerly line and 173.6 feet on the northerly line, to a dead line in the rear, measuring 71.03 feet thereon.

Being the same property conveyed to RICHARD R. DEMPSEY AND WIFE, BETTY MILES PARRISH DEMPSEY, by deed from CHARLES A. WHEELER, JR. AND WIFE, ALICE THORNE WHEELER, of record in Book 1716, page 165, dated May 7, 1949, said Register's Office. The said Richard R. Dempsey having since died on or about November 10, 2009, leaving Betty Miles Parrish Dempsey the surviving tenant by the entireties. The said Betty Miles Parrish Dempsey having since died testate on or about September 5, 2015, appointing Miles Edward Dempsey, Personal Representative of record in the Seventh Circuit Court Probate Division Davidson County, Tennessee, Docket No. 16P227. Miles Edward Dempsey, Personal Representative of the Estate of Bette Parrish Dempsey further conveyed by Quitclaim Deed to MILES EDWARD DEMPSEY, A ONE-THIRD (1/3) UNDIVIDED INTEREST, DEBORAH DEE SIMPLER, A ONE-THIRD (1/3) UNDIVIDED INTEREST AND ASHLEY DEMPSEY, A ONE-THIRD (1/3) UNDIVIDED INTEREST of record in Instrument No. 20160421-0038765, dated April 21, 2016, said Register's Office.

This is improved property commonly known as: **1519 Hayden Dr., Nashville, TN 37206.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 12th day of August, 2016.

Miles Edward Dempsey
MILES EDWARD DEMPSEY

Deborah Dee Simpler, by Miles E. Dempsey Atty-in-fact
DEBORAH DEE SIMPLER
By: Miles Edward Dempsey, as Attorney-in-Fact
POA in #20160725-0076487, RODC

Ashley Dempsey by Miles E. Dempsey, Atty-in-fact
ASHLEY DEMPSEY
By: Miles Edward Dempsey, as Attorney-in-Fact
POA in #20160725-0076486, RODC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MILES EDWARD DEMPSEY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of August, 2016.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MILES EDWARD DEMPSEY**, as Attorney-in-Fact for **DEBORAH DEE SIMPLER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of DEBORAH DEE SIMPLER, as her Attorney – In – Fact, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2016.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Notary Public

My commission expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MILES EDWARD DEMPSEY**, as Attorney-in-Fact for **ASHLEY DEMPSEY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **ASHLEY DEMPSEY**, as her Attorney – In – Fact, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2016.



My Commission Expires MAR. 6, 2018

Notary Public
My commission expires: _____