THIS INSTRUMENT PREPARED BY:

CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 09/06/16 15:25 3 pgs
Fees:18.00 Taxes:503.20
20160906-0093570

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $136,000.00.

Affiant

Subscribed and sworn to before me as of the 6th day of September, 2016.

Notary Public

My Commission Expires: 1-8-19

KIMBERLY CARTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN 8, 2019

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL
Mark Hayden Smith 570 Cheryl Avenue Nashville, TN 37115	SAME	052-02-0[illegible]190

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Steve Shannon Hesson**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Mark Hayden Smith,** his heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 38, Block "B" on the Plan of Revised Map of Rainbow Terrace Subdivision of record in Plat Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 38, Block "B" fronts 50 feet on the southerly side of Cheryl Avenue and runs back between parallel lines 145 feet to a dead line in the rear, which is a broken line, measuring 121.1 feet thereon.

Being the same property conveyed to Ethler Carman Hesson and wife, Ruth G. Hesson by Warranty Deed from Earl Graves Pate, Jr. and wife, Mary Pate, of record in Book 2155, page 163, Register's Office for Davidson County, Tennessee, dated July 31, 1953 and recorded on August 3, 1953. The said Ruth G. Hesson aka Bessie Ruth Hesson died October 3, 2012, leaving Ethler Carman Hesson as tenant by the entirety. The said Ethler Carman Hesson aka Ethler Carmon Hesson died August 9, 2013, his Last Will and Testament having been probated of record in Docket No. 13P-1441, in the Probate Court for Davidson County, Tennessee, devising the property to Steve Shannon Hesson.

Being also known as 570 Cheryl Avenue, Nashville, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Easements or claims of easements not shown by the Public Records.
2. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
3. Taxes for the year 2016, a lien not yet due and payable.
4. Subject to all matters shown on the Plan of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee.
5. Restrictions of record in Book 2201, Page 631, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
6. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5145, Page 637, in the Register's Office for Davidson County, Tennessee.
7. The taxes for 2016 have been prorated at closing and are assumed by Grantee.
8. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto as of the 6th day of September, 2016.

Steve Shannon Hesson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve Shannon Hesson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 6th day of September, 2016.

Notary Public

My Commission Exp. 1-8-19

KIMBERLY CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

I, Kim Carter, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SIGN HERE

Kim Carter, Paralegal

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Heather Wood, a notary public for this county and state, Kim Carter who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather D. Wood

Heather Wood

My Commission Expires: **12/16/2017**

