THIS INSTRUMENT WAS PREPARED BY:

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160080958 DEEDWARR
Recvd: 09/15/16 13:40 2 pgs
Fees:13.00 Taxes:505.05
20160915-0097137

File: P16-8295-PILK

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Lonnie Ray Spencer 3346 Bellarmine Ct Santa Clara, CA 95051	Farmington Mortgage, A 2002 Richard Jones Road, Suite 300A Nashville, TN 37215	080-08-0-303.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARION GOODLOE SMYSER (FORMERLY KNOWN AS MARION R. GOODLOE) AND GEORGE DREW SMYSER, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LONNIE RAY SPENCER,** 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 No. 36 on the Plan of Section Four, Bordeaux Hills of record in Plat Book 3600, Page 49, 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 Marion R. Goodloe by Warranty deed from Robert Boseman and Patricia Boseman f/k/a Patricia Belcher, husband and wife of record in Instrument No. 20150603-0051650 Register's Office for Davidson County, Tennessee, dated June 01, 2015 and recorded on June 03, 2015.

Marion R. Goodloe is now known as Marion Goodloe Smyser.

George Drew Smyser joins herein to convey any and all rights, title and/or interest he may have in said property by virtue of his marriage to Marion Goodloe Smyser.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property, known as: **3238 Hinkle Drive, Nashville, TN 37218-3108**

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

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Witnessed this the 25th day of August, 2016.

Marion Goodloe Smyser

Marion Goodloe Smyser

George Drew Smyser

George Drew Smyser

STATE OF Georgia

COUNTY OF Forsyth

Personally appeared before me, a Notary Public in and for said County and State, the within named **Marion Goodloe Smyser** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor (s), and who acknowledged that he/she/they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of August, 2016.

My Commission expires March 6, 2018

Notary Public

SEAL

STATE OF Georgia

COUNTY OF Forsyth

Personally appeared before me, a Notary Public in and for said County and State, the within named **George Drew Smyser** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he/she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of August, 2016.

My Commission expires March 6, 2016

Notary Public

SEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ ~~130,000.00~~ 136500.

Affiant

Subscribed and Sworn to before me on this the 12th day of September, 2016.

My Commission expires 10/16/16

Notary Public

SEAL

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