BILL GARRETT, Davidson County
Trans:T20160081190 DEEDWARR
Recvd: 09/16/16 08:51 2 pgs
Fees:13.00 Taxes:858.40
20160916-0097339

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $232,000.00.

A. C. HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Affiant

Subscribed and sworn to before me, this 2nd day of September, 2016.

Notary Public:
My commission expires: 5-8-18

03-1608-38605

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Angela Davis 1426 Beech Grove Way Nashville TN 37211	New owner	161-06-0-A-124.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nathaniel J. Smyre, Married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Angela Sue Davis, An Unmarried Woman,** hereinafter called the Grantees, their successors 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 Unit No. 124, on the Plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A-1" to the Second Supplemental Declaration of Protective Covenants, Conditions, Restrictions and Easements of record in Instrument No. 20080709-0070601, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nathaniel J. Smyre by deed from Centex Homes, a Nevada general partnership, dated August 27, 2009, recorded September 11, 2009, of record in Instrument No. 20090911-0085235, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 1426 Beech Grove Way, Nashville, TN 37211.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 2nd day of September, 2016.

Nathaniel J. Smyre

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Nathaniel J. Smyre,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 2nd day of September, 2016.

State of Tennessee Notary Public at Large

My Commission expires: 10-20-19

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD