WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160085160 DEEDWARR
Recvd: 09/28/16 10:44 2 pgs
Fees: 13.00 Taxes: 1387.50
20160928-0102164

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Hayley Waldron
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF September, 2016.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR 7, 2020

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN JOHN GREGORY HARDEMAN

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hayley Waldron	NEW OWNER	
(NAME) 716 Winsley Place	(NAME)	172-13-A-79.00 CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **TIMOTHY P. SMITH AND LISA K. SMITH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAYLEY WALDRON, MARRIED,** HEREINAFTER CALLED THE GRANTEES, HER 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. 39 on the Plan of Section Two, Williams Grove, of record in Book 9700, page 902 thru 906, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Timothy P. Smith and wife, Lisa K. Smith by Warranty deed dated September 30, 2004 of record in Instrument No. 20041018-0124948, said Register's Office.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Book 9700, page 902-906, said Register's Office; and restrictive covenants of record in Book 11167, page 755, Book 11643, page 316, Book 10741, page 678, Instrument No. 19991206-0300190 and Instrument No. 20010514-0049490, said Register's Office; charter of record in Book 10741, page 671 and Instrument No. 20010618-0064214, said Register's Office.

unimproved _
This is improved x property, known as 716 Winsley Place, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my hand this 2th day of September, 2016

Timothy P. Smith

TIMOTHY P. SMITH

Lisa K Smith

LISA K. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy P. Smith and Lisa K. Smith, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27 day of September, 2016.

Commission expires:



My Commission Expires MAR 7, 2017

Notary Public