Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1340

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Betty A. Lindsay, Sole Surviving Trustee, of the John A. and Betty A. Lindsay Living Trust dated 1-12-09, as amended 7-9-12, with full power to mortgage, sell and convey without joinder of any beneficiary** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Connie Jean Smith** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Chaffin Subdivision No. 5, of record in Instrument No. 20000331-0032265, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Betty A. Lindsay, Sole Surviving Trustee, of the John A. and Betty A. Lindsay Living Trust dated 1-12-09, as amended 7-9-12, with full power to mortgage, sell and convey without joinder of any beneficiary by deed from Vic Lineweaver, an unmarried man, dated February 17, 2012, of record in Instrument No. 20120222-0015152, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 8835 McCrory Lane, Nashville, TN 37221.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 29th day of September, 2016.

Betty A. Lindsay, Sole Surviving Trustee
**Betty A. Lindsay, Sole Surviving Trustee**

BILL GARRETT, Davidson County
Trans:T20160087747 DEEDWARR
Recvd: 10/05/16 13:11 2 pgs
Fees:13.00 Taxes:1850.00
20161005-0105276

State of TENNESSEE )
County of DAVIDSON )

On this 29th day of September, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me Betty A. Lindsay, to me known (or proved to me on the basis satisfactory evidence), who upon oath acknowledged such person to be the Sole Surviving Trustee of the John A. and Betty A. Lindsay Living Trust dated 1-12-09, as amended 7-9-12, the within named bargainor, and that as such Sole Surviving Trustee executed the foregoing instrument for the purpose contained herein, by personally signing the name of the Trust as Sole Surviving Trustee of the John A. and Betty A. Lindsay Living Trust dated 1-12-09, as amended 7-9-12, and acknowledged the execution as a free act and deed.

Notary Public:

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

**State of Tennessee )**
**County of Davidson)**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 500,000.00.**

Affiant

Sworn and subscribed before me on this the 29th day of September, 2016.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Connie Jean Smith<br>8835 McCrory Lane<br>Nashville, TN 37221 | New Owner | 155-14-5.00 |