BILL GARRETT, Davidson County
Trans:T20160088460 DEEDWARR
Recvd: 10/07/16 09:14 2 pgs
Fees:13.00 Taxes:185.00
20161007-0106174

ADDRESS NEW OWNERS and
SEND TAX BILLS:
GEORGE W. SMILEY, D.D.S.

1034 Mulberry Way
Nashville, TN 37207

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
51-1-51

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **BILLY B. JACKSON**, hereinafter called GRANTOR, have this day bargained and sold and by these presents transfer and convey to **GEORGE W. SMILEY, D.D.S.**, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

> Being Lot No. 78 on he Map of Due West Valley Acres, a Subdivision by M. M. Cunniff of a tract of land in the 11th Civil District of said County, and described according to a copy of a preliminary plan of said Subdivision by H. R. Swann, Jr., Surveyor, as follows:
>
> Beginning at a point in the southerly margin of Due West Avenue, at the corner of Lots Nos. 77 and 78; thence southerly with the line between said Lots, 500 feet to a point; thence easterly 108.68 to a point at the corner of lots Nos. 78 and 79; thence with the line between said lots, northerly 500 feet to the south margin of due West Avenue; thence with the margin of the same westerly 100 feet to the point of beginning.
>
> Being the same property conveyed to Billy B. Jackson and wife, Dorothy Jackson from Allegra L. Gustin and Letha B. Suddarth by Warranty Deed dated October 31, 1967 and recorded December 11, 1967 in Record Book 4194, page 846, Register's Office for Davidson County, Tennessee. Dorothy Jackson having died on September 3, 2004.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 917 Due West Ave. N., Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 4 day of October, 2016.

Billy Jackson

BILLY B. JACKSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, BILLY B. JACKSON, the within named bargainor 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 at office this 4 day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $50,000.00.

AFFIANT

Subscribed to and sworn before me, this the 4 day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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