BILL GARRETT, Davidson County
Trans:T20160091436 DEEDWARR
Recvd: 10/17/16 13:50 2 pgs
Fees:13.00 Taxes:296.00
20161017-0109541

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Lisa L North
Affiant

Subscribed and sworn to before me, this 11TH DAY OF OCTOBER, 2016.

M. Winchester
Notary Public

MY COMMISSION EXPIRES: 10/10/17
(AFFIX SEAL)

M. WINCHESTER STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa L. North and James Brandon Walker	Lisa L. North	
	(NAME)	
118 Maulpin Circle	118 Maulpin Circle	017-00-0-008.00
(ADDRESS)	(ADDRESS)	
Shelbyville, TN 37160	Shelbyville, TN 37160	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Richard C. Smiley, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lisa L. North and James Brandon Walker, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:
BEING TRACT NO. 3 OF GENEVIEVE BOYD SMILEY PROPERTY IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY COLE LAND SURVEYING NO. 924, JUNE 11, 1987, AS FOLLOWS:
BEGINNING AT AN IRON PIN SET ON THE NORTHERLY MARGIN OF UNION HILL ROAD, COMMON CORNER WITH TRACT NO. 2; THENCE NORTH, 02 DEGREES. 27' 01" WEST, 1483.16 FEET TO AN IRON PIN AND WILLIAM SMITH PROPERTY; THENCE WITH SMITH LINE SOUTH 82 DEGREES. 54' 46" EAST, 173.92 FEET TO AN EXISTING IRON PIN; THENCE CONTINUING WITH SAID CALL 18.15 FEET TO AN IRON PIN AND COMMON CORNER WITH TRACT NO. 4; THENCE SOUTH 01 DEGREES. 16' 28" EAST 1400.50 FEET TO THE NORTHERLY MARGIN OF UNION HILL ROAD; THENCE SOUTH 69 DEGREES. 46' 27" WEST 168.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.80 ACRES.

BEING THE SAME PROPERTY CONVEYED TO RICHARD C. SMILEY, UNMARRIED BY WARRANTY DEED FROM BARBARA SMILEY JORDAN, A MARRIED WOMAN OF RECORD IN INSTRUMENT NO. 20080516-050488 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1864 Union Hill Rd , Goodlettsville, TN 37072-9024
(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.

Witness my/our hand(s) this 11th day of October, 2016.

WARRANTY DEED
(Continued)

Richard C. Smiley

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard C. Smiley, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of October, 2016.

Notary Public

My Commission Expires: 7/2/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072