Davidson County DEEDWARR Recvd: 10/24/16 08:22 3 pgs Fees:18.00 Taxes:403.30 **20161024-0111791**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00 Affiant Subscribed and sworn to before me, this 18th DAY OF October, 2016. Notary Public MY COMMISSION EXPIRES: 3/3/19 (AFFIX SEAL)
WARRANTY DEED BMR16-3219	

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Irving G. Smith	Irving G. Smith	
3219 Lakeford Drive	(NAME) 3219 Lakeford Drive	
(ADDRESS) Nashville, TN 37214-4222	(ADDRESS) Nashville, TN 37214-4222	108-08-0-165.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID L. SMITH, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto IRVING G. SMITH AND DOROTHY M. SMITH, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 64-A on the Plan of the Zone Lot Division of Lots 62 and 64, Section 3, East Lake Subdivision, of record in Plat Book 5200, Page 611, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marjorie M. Smith, unmarried by Warranty Deed from Linda Paschal, unmarried of record in Book 9869, Page 667, Register's Office for Davidson County, Tennessee, dated November 15, 1995 and recorded on November 28, 1995.

The said Marjorie M. Smith having since died as an unmarried woman with no children. Joseph N. Smith and Gladys V. Smith, a married couple, are the parents of Marjorie M. Smith. As such, Joseph N. Smith and Gladys V. Smith would be the intestate heirs of Marjorie M. Smith.

Being the same property conveyed to David L. Smith, a married man by Quitclaim Deed from Joseph N. Smith and Gladys V. Smith, a married couple, of record in Instrument No. 20161024-0111790, Register's Office for Davidson County, Tennessee, dated October 18, 2016 and recorded on October ____, 2016.

Grantor has never occupied said property as his primary residence.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 5200, Page 342, as amended in Plat Book 5200, Page 611, Book 5761, Page 355, Book 6005, Page 147 and Book 6079, Page 648, Plat Book 5200, Page 611; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3219 Lakeford Drive , Nashville, Tennessee 37214-4222
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 18th day of October, 2016.

David L. Smith

STATE OF Tennessee
COUNTY OF Davidson

On this 18th day of October, 2016, before me personally appeared David L. Smith to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 18th day of October, 2016.

Deanna Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/28/2017

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY