PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

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Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20160094213 DEEDWARR
Recvd: 10/25/16 14:20 2 pgs
Fees:13.00 Taxes:2016.50
20161025-0112780

W & I Ref: (DM) Title No.: 58526
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Benton S. Smothers, Jr.<br>Anne S. Kane Smothers<br>2148 Golf Club Lane<br>Nashville, TN 37215 | Bank of America, N.A.<br>c/o PHH Mortgage<br>8800 Baymeadows Way West<br>Jacksonville, FL 32256 |

**TAX MAP PARCEL NUMBERS:** 117070A15100CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$545,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Janice H. Moor, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benton S. Smothers, Jr. and Anne S. Kane Smothers, husband and wife,** 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 Building Site No. 151 on the Plan of Revision of Parcels 1510, 151, 152 and 153 Gloucester Square of record in Book 4300, page 175, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Janice H. Moor by Warranty Deed from Helen Holbrook Baker, unmarried, dated August 26, 2005 and recorded on August 29, 2005 of record in Instrument No. 20050829-0103072, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4300, page 175, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 4548, page 217, Book 5915, page 274, Instrument No. 20110412-0028197, Instrument No. 20110412-0028198, Instrument No. 20110517-0037597, Instrument No. 20120626-0055964, Instrument No. 20150414-0032622, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as 2148 Golf Club Lane, Nashville, TN 37215**

**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 COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

**WITNESS THE EXECUTION HEREOF** this 24th day of October, 2016.

Janice H. Moor

**State of** Tennessee

**County of** Davidson

On this 24th day of October, 2016, before me the undersigned authority, personally appeared Janice H. Moor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $545,000.00.

Affiant

Sworn and subscribed before me this 24th day of October, 2016.

Notary

My Commission Expires

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2019