Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160098196 DEEDWARR
Recvd: 11/07/16 09:05 2 pgs
Fees:13.00 Taxes:999.00
20161107-0117398

02-1609-50042

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of November, 2016.

Notary Public
My commission expires 5-5-2020

EMILY MARGARET CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information:
Bradford W. Smith 1427C McGavock Pike Nashville TN 37216	NEW OWNER	072-07-0-282.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Danny R. Pyle, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bradford W. Smith, an unmarried man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A tract of land in Davidson County, Tennessee, on the north side of Williams Ferry Road, approximately 800 feet east of the intersection of Williams Ferry Road and Riverside Drive, more particularly described as follows:

BEING Lot No. 82 on the map prepared by Erle Drake, County Surveyor, on May 31, 1927, showing a proposed re-subdivision of R. M. Dudley's Subdivision of a 30 acre tract, a plan of which is recorded in Book 421, Page 122, and revised in Book 547, Page 146, Register's Office for said County, as follows:

SAID Lot No. 82 fronts 50 feet on the northerly side of Williams Ferry Road, and extends back at right angles between parallel 220 feet on the easterly line and 210 feet on the westerly line to an alley measuring 51 feet thereon.

For informational purposes only: prior deed references subject property to contain 0.25 acres, more or less.

Being the same property conveyed to Danny R. Pyle, a single person by deed from Ronnie Lee Roller, dated January 7, 1997, recorded January 9, 1997, of record in Book 10315, Page 134, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1427C McGavock Pike, Nashville, TN 37216.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 4th day of November, 2016.

Danny R. Pyle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Danny R. Pyle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 4th day of November, 2016.

Notary Public
State of Tennessee at Large

My Commission expires:

