BILL GARRETT, Davidson County
Trans:T20160101667 DEEDQC
Recvd: 11/17/16 10:15 3 pgs
Fees:17.00 Taxes:0.00
20161117-0121235

NAME AND ADDRESS OF NEW OWNER:	PREPARED BY:
Sammy Mark Smith **995 Gwynn Drive** **Nashville, TN 37216**	**LINDSEY L. LAWRENCE** **10574 Lebanon Road** **Mt. Juliet, TN 37122**
MAIL TAX NOTICES TO: **Same**	**Map** 061-07-0 **Parcel** ~~15DZ 2545~~ 114.00

QUITCLAIM DEED

THIS INSTRUMENT is made and entered into on this the 10 day of NOV., 2016, by and between **Sherri Lynn Smith**, Grantor, of Davidson County, Tennessee, and **Sammy Mark Smith**, Grantee, of Davidson County, Tennessee,

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sherri Lynn Smith** hereby transfers, conveys, and quitclaims unto **Sammy Mark Smith**, all of the rights, title and interest in and to a certain tract or parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 AND THE WESTERLY ½ OF LOT NO. 3 ON THE PLAN OF BROADMOOR, BLOCK "E", OF RECORD IN BOOK 547, PAGE 161, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT AND PART OF LOT FRONT TOGETHER 75 FEET ON THE NORTHERLY MARGIN OF GWYNN DRIVE AND EXTENDS BACK 150 FEET ON THE EASTERLY AND WESTERLY LINES, TO A LINE IN THE REAR MEASURING 75 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO HERBERT W. ASHBURN, JR. AND WIFE, CATHEY LEIGH ASHBURN BY DEED FROM SUE VANN BAKER WEEKS AND HUSBAND, ROY L. WEEKS, OF RECORD IN BOOK 5318, PAGE 669, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. *

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING

* Also, being the same property conveyed to S. Mark Smith and wife, Sherri L. Smith by deed recorded in Book 7448, Page 305, R.O.D.C., TN

RESTRICTIONS AND EASEMENTS OF RECORD.

Property Address: 995 Gwynn Drive, Nashville, Tennessee, 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 GRANTEE, their heirs and assigns forever; and GRANTOR covenant with the said GRANTEE that they are lawfully seized and possess of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, 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.

IN TESTIMONY WHEREOF, **Sherri Lynn Smith**, Grantor, has hereunto set signature on the day and date first above written.

SHERRI SMITH

STATE OF TENNESSEE)
:
WILSON COUNTY)

On this the 10 day of November, 2016, before me personally appeared **SHERRI LYNN SMITH** to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing Quitclaim Deed and who acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL at office in Mount Juliet, Tennessee.

Notary Public
My commission expires: 9/10/18

JACLIN BATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this conveyance is ten dollars ($10.00)

Affiant

Sworn to and subscribed before me, on this the 10th day of November, 2016.

Notary Public
My commission expires: 9/10/20

JACLIN BATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY