BILL GARRETT, Davidson County
Trans:T20160103811 DEEDWARR
Recvd: 11/23/16 12:38 2 pgs
Fees:13.00 Taxes:455.10
20161123-0123851

Prepared By & Return To:
Tennessee Title Services, LLC
720a South Church Street
Murfreesboro, TN 37130
16-0231M

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of November, 2016

Notary Public
Commission Expires: 7/2/17

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
George Theron Wise 810 Lake Terrace Drive Nashville, TN 37217	IberiaBank Mortgage Company 12719 Cantrell Road Little Rock, AR 72223	150 02 0 393.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Angela M. Valentini, an unmarried person is n/k/a Angela M. Valentini-Smith, a married person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George Theron Wise, unmarried man

HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 38B of the Zone Lot Division of Lots 16, 17, 25 thru 33 and 37 thru 45 on the plan of Harbor Gate, Section I, Revised, of record in Plat Book 5200 at page 712 and amended in book 6250 page 638, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Angela M. Valentini, an unmarried person from Annie Maie McKnight, a unmarried person by Warranty Deed dated 9/26/1996 and recorded 10/1/1996 in Book 10208, page 986, Register's Office for Davidson County, Tennessee.

The said Angela M. Valentini, an unmarried person, is now known as Angela M. Valentini-Smith, a married person.

Monte Smith hereby joins in the execution of this instrument for the purpose of conveying any and all of his rights, title and interest in the

above described property by virtue of his marriage to Angie M. Valentini-Smith.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 810 Lake Terrace Drive, Nashville, TN 37217.

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, his heirs and assigns forever; and we so 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of November, 2016.

Angela M. Valentini-Smith

Angela M. Valentini-Smith

Monte Smith

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Angela M. Valentini-Smith and Monte Smith

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 15th day of November, 2016.

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 7/2/17

(Notary Seal)