~~RECORD AND RETURN TO~~:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168176

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160106028 DEEDWARR
Recvd: 12/02/16 09:59 2 pgs
Fees:13.00 Taxes:777.00
20161202-0126479

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2016.

NOTARY PUBLIC

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerry Holt and Rick Thompson 1012 Alice Avenue Nashville, TN 37218	1132 Flat Woods Rd. Lebanon, TN 37087	070 07 0 051.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Ten Thousand and 00/100 Dollars ($210,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN F. SMITH AND WIFE, BETTY J. SMITH**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **GERRY HOLT AND RICK THOMPSON, TENANTS IN COMMON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being the easterly 50 feet of Lot No. 30 on the map of J.S. Spurlock lands, not of record, described according to a survey made by Erle Drake, April 21, 1925, as follows:

Beginning in the center of Alice Avenue at a point 400 feet West of the westerly margin of Buena Vista Pike, being the corner of Lots Nos. 30 and 31; thence with the line between said two lots, southwardly 280 feet to the Cumberland River; thence with said river, westwardly 50 feet; thence northwardly 272 1/2 feet, more or less, to the center of Alice Avenue; thence with the center of said avenue, eastwardly 50 feet to the beginning.

Being the same property conveyed to John F. Smith and wife, Betty J. Smith, by Warranty Deed from Jimmy Ray White, an unmarried person, dated 1/10/1992, recorded 1/13/1992, of record in Book 8526, page 503, re-recorded in Book 8527, page 399, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1012 Alice Avenue, Nashville, TN 37218, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of November, 2016.

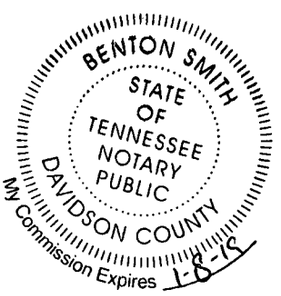
John F Smith
JOHN F. SMITH

Betty J Smith
BETTY J. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, John F. Smith and wife, Betty J. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of November, 2016.



Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19