Davidson County DEEDWARR Recvd: 12/05/16 15:09 3 pgs Fees:18.00 Taxes:333.00 **20161205-0127508**

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of November, 2016

Notary Public
Commission Expires: _____

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Seth Smith 0 Bakers Grove Road Hermitage, TN 37076	New Owner	123-00-0-085.00

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,
Theodore L. McNally and wife, Connie S McNally A.K.A Connie McNally, as tenants by the entirety
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Seth Smith and Christine Smith
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that Tract or parcel of Land lying and being in the 4th Civil District of Davidson County, Tennessee, fronting on the South margin of Baker' s Grove Road and more particularly described by survey dated May 14, 1980, by Charles B. Moseley, Jr., Registered Land Surveyor, as follows:

Beginning at an iron pin on the South margin of Baker' s Grove Road, said iron pin being 20 feet South of the physical centerline of Baker' s Grove Road and being the former Northeast corner to Joseph Stanley Wright; thence leaving said margin, with a fence South 00 degrees02' 23" West 618.79 feet to a15" maple; thence with a fence, South 88 degrees 37' 29" West, 345.05 feet to a 24" maple; thence North 00 degrees 02' 23" East, 364.80 feet to an iron pin; thence with a line 40 feet East of and parallel to a cemetery fence, North 13 degrees 46' 29" West, 3 00.93 feet to an iron pin in South margin of Baker' s Grove Road; thence Easterly with said South margin, South 80 degrees 25' East, 89.68 feet to a point; thence, with a curve to the left having a central angle of 14 degrees 22', radius 0f630 feet, 157.97 feet to a point; thence with a curve to the right having a central angle of 12 degrees 22' radius of610 feet, 131.66 feet to a point; thence South 82 degrees 25' East, 39.91 feet to the point of beginning, containing 5.23 acres, more or less.

Being the same property conveyed to Theodore L. McNally and wife, Connie S. McNally, as tenants by the entirety by Quitclaim Deed Creating tenants by the entirety deed from Connie S. McNally of record in Instrument No. 20070920-0112687 Register's Office for Davidson County, Tennessee, dated September 18, 2007 and recorded on September 20, 2007. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 0 Bakers Grove Road Hermitage, Tennessee 37076.

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.

Dated this the 18th day of November, 2016.

Theodore L. McNally

Theodore L. McNally

Connie S. McNally

Connie S McNally

STATE OF Georgia
COUNTY OF Bibb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Theodore L. McNally and wife, Connie S McNally, as tenants by the entirety** 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 Bibb County, Georgia this 18th day of November, 2016.

Melissa S. Lawrence-Seabolt

Notary Public
My Commission Expires: June 15, 2018

(Notary Seal)

MELISSA S. LAWRENCE-SEABOLT
NOTARY PUBLIC
Bibb County
State of Georgia
My Comm. Expires June 15, 2018

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY