BILL GARRETT, Davidson County
Trans:T20160110424 DEEDWARR
Recvd: 12/15/16 14:49 2 pgs
Fees:13.00 Taxes:351.50
20161215-0131753

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $95,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th day of December, 2016.

NOTARY PUBLIC

My commission expires: 3/20/18

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Christopher A. Smith and Cecili M. Smith, and Phil Travis	New Owners	05308003500
(NAME)	(NAME)	
2201 Elliot Drive	101 Meadow Ct	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37138	Hendersonville TN 37075	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **David Wayne Greer and wife, Mildred L. Greer,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Christopher A. Smith, Cecili M. Smith and Phil Travis each with a 1/3 undivided interest**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 of Block No. 11, on the Plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book No. 547, Page 97, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to David Wayne Greer and wife, Mildred L. Greer by deed from Wallace Wade Greer and David Wayne Greer and wife, Mildred L. Greer, of record in Book 7013, Page 201, said Register's Office.

This property is __unimproved _X_improved property known as: 2201 Elliot Drive, Nashville, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where

the real property is situated.

Witness our hands this 13th day of December, 2016.

David Wayne Greer

Mildred L. Greer

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Wayne Greer and Mildred L. Greer, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of December, 2016.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
~~Birthright Title, LLC~~
~~2734 N. Mt. Juliet Road~~
~~Mt. Juliet, TN 37122~~

SMITH • SHOLAR • MILLIKEN, PLLC
846 CONFERENCE DRIVE
STE. 4
GOODLETTSVILLE, TN 37072