Prepared and Record and Return to:

Pearley Mann & McDonald
25 Century Blvd. Ste 402
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 161210306

BILL GARRETT, Davidson County
Trans:T20170001284 DEEDWARR
Recvd: 01/05/17 14:35 2 pgs
Fees:13.00 Taxes:518.00
20170105-0001504

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $140,000.00

Affiant

Subscribed and sworn to before me, this 30th day of December, 2016.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hildateri Smith 3633 Burwick Pl ~~3626 OLD FRANKLIN RD~~	New Owner	Tax Parcel ID No.
Antioch TN 37013-3124	3633 Burwick Place Antioch, TN 37013	174-00-0-141.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Solon C. Economou and Elaine C. Economou, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hildateri Smith, a married woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of the Division of the Minna E. Culbertson Land, of record in Book 5210, Page 377, Register's Office for said County and described as follows:

Beginning at a point in the Southerly margin of Old Franklin Road, at the common front corners of Lots Nos. 7 and 8 as shown on said plan; thence with the line between said Lots Nos. 7 and 8, South 6° 23' 02" West 604.80 feet to a point; thence North 85° 21' 41" West 40.83 feet to a point marked by an iron pin; thence North 88° 10' 02" West 223.57 feet to a point in the Easterly margin of Preston Road; thence with the Easterly margin of Preston Road North 14° 57' 50" East 109.20 feet to a point; thence continuing with the said margin of said Road North 19° 43' 54" East 505.13 feet to a point; same being the intersection of Preston Road and Old Franklin Road; thence with a curve to the right, having a radius of 31.63 feet, a distance of 42.31 feet to a point in the Southerly margin of Old Franklin Road; thence with the Southerly margin of Old Franklin Road, South 83° 36' 59" East 100 feet to the point of beginning. Said lot contains 2.77 acres, more or less.

Being the same property conveyed to Solon C. Economou and wife, Elaine C. Economou by Installment Deed from Lillian Culbertson Brent, a widow, recorded on the 12th day of November, 1982 in Deed Book 5963, Page 540, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DIVISION OF THE MINNA E. CULBERTSON LAND, as recorded in Plat Book 5210, Page(s) 377.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5963, Page 540.

This is improved property located at 3426 OLD FRANKLIN RD Antioch TN 37013-3124

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2016.

Solon C. Economou

Elaine C. Economou

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Solon C. Economou and Elaine C. Economou, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018