BILL GARRETT, Davidson County
Trans:T20170002353 DEEDWARR
Recvd: 01/10/17 09:31 2 pgs
Fees:13.00 Taxes:913.90

20170110-0002656

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/26/17

(AFFIX SEAL)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda Forrester Smith and Matthew Miller Smith, wife and husband	New Owner (NAME)	56-8
1501 Winding Way (ADDRESS)	" (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Terry E. Wilkes and wife, Janet H. Wilkes, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brenda Forrester Smith and Matthew Miller Smith, wife and husband, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING A TRACT OF LAND LYING IN THE 13TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BEGINNING AT AN IRON PIN AT THE SOUTHERN MARGIN PINE VALLEY ROAD, BEING THE NORTHWEST CORNER OF A TRACT OWNED BY CHILTON R. COOPER AS OF RECORD IN DEED BOOK 6251 PAGE 389 RODC, TN., AND BEING THE NORTHEAST CORNER OF THIS TRACT, THENCE; WITH COOPER THE NEXT THREE CALLS, S 29 DEG 50 MIN 00 SEC E, 480.06' TO AN PIN, THENCE; S 89 DEG 46 MIN 42 SEC E, 458.74' TO A PIN, THENCE; S 50 DEG 14 MIN 37 SEC E, 382.97' TO AN IRON PIN, THE NORTHWEST CORNER OF A TRACT OWNED BY JAMES B. LEWIS AS OF RECORD IN INSTRUMENT 20122310120589 RODC, TN, THENCE; S 23 DEG 07 MIN 28 W, 386.70' TO AN IRON PIN, THENCE; S 34 DEG 02 MIN 07 SEC W, 81.52' TO AN IRON PIN, THENCE; S 27 DEG 30 MIN 22 SEC W, 258.95' TO A PIN, THENCE; S 38 DEG 37 MIN 41 W, 174.44' TO AN IRON PIN, THENCE; S 87 DEG 28 MIN 43 SEC W, 349.11' TO A POINT, THENCE; N 66 DEG 54 MIN 24 SEC W, 285.94' TO A POINT, THENCE; N 87 DEG 35 MIN 36 SEC W, 86.92' TO AN IRON PIN, THENCE; S 73 DEG 05 MIN 45 SEC W, 431.78' TO AN IRON PIN, THENCE; N 05 DEG 34 MIN 04 SEC W, 1201.19' TO AN IRON PIN, IN THE SOUTHERN MARGIN PINE VALLEY ROAD, THENCE; N 78 DEG 03 MIN 50 SEC E, 35.00' TO A POINT, THENCE; N 60 DEG 20 MIN 50 SEC E, 257.00' TO A POINT, THENCE; N 80 DEG 55 MIN 50 SEC E, 257.00' TO A POINT, THENCE; N 54 DEG 40 MIN 50 SEC E, 185.00' TO THE POINT OF BEGINNING AS PER A SURVEY DATED 10/13/2016.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO TERRY E. WILKES AND WIFE, JANET H. WILKES BY QUITCLAIM DEED FROM JOSEPH S. DOZIER A/K/A STEVE DOZIER OF RECORD IN INSTRUMENT NO. 20120320-0023737 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 5056 Pine Valley Road , Ashland City, TN 37015
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do 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

WARRANTY DEED
(Continued)

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, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of December, 2016.

Terry E. Wilkes

Janet H. Wilkes

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry E. Wilkes and wife, Janet H. Wilkes, the herein bargainor(s), 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 official seal, this the 30th day of December, 2016.

DANIEL W. SCHIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 7/7/2018

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072