RECORD & RETURN TO:
Midtown Title, LLC
1704 Charlotte Ave., Ste 105
Nashville, TN 37203
File No. M165795

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170004244 DEEDWARR
Recvd: 01/17/17 11:00 2 pgs
Fees:13.00 Taxes:1035.63
20170117-0004770

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Amanda Vaught
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2017.

Rachel Odom
Notary Public

MY COMMISSION EXPIRES: 5-19-2020

(AFFIX SEAL)

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gregory A. Mackey	Simmons Bank	
(NAME)	(NAME)	
1503 Corder Drive	480 Oil Well Rd	07216023900
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Jackson, TN 38305	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Adam Smith, a married man and Wife, Stephanie Smith**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Gregory A. Mackey and January J. Mackey, Husband and Wife,** hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15, Plan of Dugger Heights, as shown on plat of record in Plat Book 1424, Page 102, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Robert P. Carson and wife, Kellie J. Poole Carson to Catherine F. Abbott, married, as recorded on the 3rd day of January, 2012 in Instrument No. 20120103-0000529, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed by Quitclaim Deed from Catherine F. Abbott, married to Adam Smith, married, as recorded on the 22nd day of November, 2016 in Instrument No. 20161122-0123442, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed by Quitclaim Deed from Catherine F. Abbott, married and joined by Steven B. Abbott, her husband, to Adam Smith, married, recorded in Instrument #20170105-0001572, in the Register's Office of Davidson County, Tennessee.

All matters as set forth per plat Book 1424, Page 102, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Book 4055, Page 961, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Book 4599, Page 573, said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1503 Corder Drive, Nashville, TN 37206

(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 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 GRANTEE(S), 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 ~~our hands~~ this 13th day of January, 2016.

Adam Smith

Stephanie Smith

State of Tennessee
County of Wilson

Personally appeared before me Adam Smith and Stephanie Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of January, 2017.

Notary Public

My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY