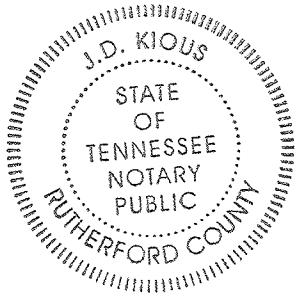
File No.: 16126053

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,250.00

Laura L. Vaught
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 2/20/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laura L. Vaught	SAME	14813002500
(NAME)	(NAME)	
318 Melpar Drive		**Davidson County DEEDWARR** **Recvd: 01/18/17 14:00 3 pgs** **Fees:18.00 Taxes:559.63** **20170118-0005505**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alice Faye Smothers, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Laura L. Vaught, unmarried,** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 181, Section Three, Locustwood, according to survey and plat of same appearing of record in Book 2663, page 29, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to George Smothers et ux Alice Faye Smothers, by Warranty Deed dated 01/28/1976 and filed for record on 02/02/1976 in Book 4993, page 339, of the Register's Office of Davidson County, Tennessee. The said George Smothers died on 01/17/2016 leaving Alice Faye Smothers as the surviving tenant by the entirety.

This conveyance is subject to all matters as set forth per Plat of record in Book 2663, page 29; Restrictions of record in Book 2696, page 61; Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtunenances of record in Book 6273, page 631, all said Register's Office.

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.

This is improved property known as: 318 Melpar Drive, Nashville, TN 37211

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and

representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 17th day of January, 2017.

Alice Faye Smothers

Alice Faye Smothers

By: Beverly Faye Anderson, Attorney in fact
Beverly Faye Anderson, Attorney-in-Fact

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly Faye Anderson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she is the attorney-in-fact for Alice Faye Smothers, and is authorized by her to execute this instrument in her behalf by virtue of an instrument of record in Instrument 20161230-0137274, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and seal this 17th day of January, 2017.

Notary Public
My Commission Expires: 2/2/18

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 16126053

True Copy Certification

I, Lynn Vaught, 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.

L Vaught
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Jessica L Tolley, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley
Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY