BILL GARRETT, Davidson County
Trans: T20170007051 DEEDWARR
Recvd: 01/25/17 09:37 2 pgs
Fees: 13.00 Taxes: 803.27

20170125-0007965

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,100.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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
James R. Smotherman a single man	U.S. Bank National Association	
	(NAME)	
315 Port Drive	2300 Wall Street, Suite A	014-00-0-115.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Norwood, OH 45212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Estate of Agnes B. Green, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James R. Smotherman a single man, 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 IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY TENNESSEE, AND THAT PROPERTY CONVEYED TO J.T. GREEN, JR. AND WIFE IN DB 4301, PG 206 R.O.D.C.T., MORE ACCURATELY DESCRIBED ACCORDING TO A SURVEY BY TOMMY E. WALKER R.L.S. TN LIC. NO. 1465 DATED 01/10/02 AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF HARPER ROAD, SAID POINT BEING THE MOST WEST SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT; THENCE WITH THE CENTERLINE OF SAID HARPER ROAD AND A CURVE TO THE LEFT (I= 09°12'03", R= 1122.00' & CB= N 21°26'52" E, 179.98'), L= 180.17'; THENCE NOW LEAVING SAID HARPER ROAD S 73°00'29" E, PASSING A SET IRON PIN IN THE EASTERLY MARGIN AT (23.23') A TOTAL 203.23' TO AN EXISTING IRON PIPE; THENCE S 87°09'45" E, 253.98' TO AN EXISTING IRON PIPE; THENCE N 14°46'31" E, 171.87' TO AN EXISTING IRON PIPE; THENCE WITH A FENCE S 85°35'50" E, 518.04' TO AN EXISTING IRON PIPE; THENCE WITH A FENCE S 02°44'39" W, 350.21' TO A POINT IN THE CENTER OF A CREEK; THENCE WITH SAID CREEK FOR THE NEXT THREE CALLS: S 81°42'53" W, 80.24'; THENCE 5 80°16'10" W, 61.72'; THENCE S 75°24'18" W, 163.24'; THENCE NOW LEAVING SAID CREEK N 42°33'31" W, 256.10' TO A 10" MAPLE TREE; THENCE S 37°05'59" W, 283.35' TO A SET IRON PIN; THENCE N 63°22'00" W, 278.48' TO AN EXISTING IRON PIN; THENCE N 22°41'30" E, 51.56' TO AN EXISTING IRON PIN; THENCE N 73°16'44" W, 194.25' TO THE POINT OF BEGINNING CONTAINING 7.285 ACRES.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO J. T. GREEN, JR. AND WIFE, AGNES GREEN BY WARRANTY DEED FROM MARY AN GREEN OF RECORD IN BOOK 2904, PAGE 241 REGISTER'S OFFICE FOR DAVIDSON COUNTY , TENNESSEE. ALSO BEING PART OF BOOK 4301, PAGE 206, LESS & EXCEPT BOOK 4535, PAGE 139, BOOK 4819, PAGE 872, BOOK 5136, PAGE 86 AND INSTRUMENT NO. 20011129-0130940. THE SAID AGNES GREEN AND AGNES B. GREEN BEING ONE AND THE SAME.

THE SAID J. T. GREEN, JR. DIED ON MARCH 4; 2006, SURVIVED BY HIS WIFE AGNES GREEN. AGNES B. GREEN, BEING THE SAME PERSON AS AGNES GREEN, DIED TESTATE ON FEBRUARY 11, 2016. HER WILL, ADMITTED TO PROBATE BY ORDER OF THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, CASE NO. 16P-648, DIRECTED THE PERSONAL REPRESENTATIVE TO SELL THE WITHIN PROPERTY. BY ORDER OF SAID COURT ENTERED JANUARY 6, 2017, DENNIS GREEN, EXECUTOR, WAS GRANTED AUTHORITY TO SELL THE WITHIN PROPERTY AND TO SIGN A DEED OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT TO 2017 TAXES AND SUBSEQUENT YEARS.

WARRANTY DEED
(Continued)

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

unimproved ( )
This is improved (X) property, known as 7350 Harper Rd , Joelton, TN 37080-8601
(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 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 23rd day of January, 2017.

Estate of Agnes B. Green

BY: Dennis Green Executor
Dennis Green, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 23rd day of January, 2017.

Mary Birthright
Notary Public

My Commission Expires:



(SEAL)

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