BILL GARRETT, Davidson County
Trans:T20170013056 DEEDWARR
Recvd: 02/13/17 12:31 3 pgs
Fees:18.00 Taxes:925.00
20170213-0014819

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 250,000.00

Affiant

Subscribed and sworn to before me, this the 10th day of February, 2017.

Notary Public

My commission expires:

JOE VAULX CROCKETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Gilbert N. Smith 4401 Chickering Lane Nashville, Tennessee 37215	Same	Map 092, Parcel 10-0-060.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Valencia Denise Howard ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto Gilbert N. Smith ("GRANTEE"), its successors, heirs, and assigns, certain land in Nashville, Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

Property address: 407 31st Avenue North, Nashville, Davidson County, TN 37209.

The Property has never been used as a residence by GRANTOR or GRANTOR'S spouse.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following: taxes for the current year which have been prorated and will be paid by GRANTEE.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging to GRANTEE, its successors, heirs, and assigns, forever. GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, its successors, heirs, and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS GRANTOR'S hand this 10th day of February, 2017.

Valencia Denise Howard

Valencia Denise Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett III, a Notary Public in and for said County and State, Valencia Denise Howard, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of February, 2017.

Joe Vaulx Crockett III

Notary Public
My Commission Expires:

JOE VAULX CROCKETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

PROPERTY DESCRIPTION

407 31st Avenue North, Nashville, TN 37209

Land in Davidson County, Tennessee, being the northerly 36 feet of lot No. 10 and the southerly 5 feet of lot No. 12 on the map of Charlotte Heights, as of record in Book 57, Page 169, Register's Office for said County. Said parts of lots Nos. 10 and 12 front together 41 feet on the westerly side of 31st Avenue North, formerly Royal Avenue, and extend back between parallel lines 145 feet to an alley.

Being the same property conveyed to Madelon Johnson Brown ("Decedent") by Quitclaim Deed of record in Book 10738, page 151, Register's Office for Davidson County, Tennessee. Decedent subsequently died, leaving the subject Property to GRANTOR as set forth in Decedent's Last Will and Testament dated July 10, 1992, which Will has not been probated. The Property is now vested in GRANTOR, pursuant to an Affidavit of Heirship of record as Instrument No. 20170213-0014817, said Register's Office and by Quitclaim Deed of record as Instrument No. 20170213-0014818 said Register's Office. Madelon Johnson Brown and Madelon Loveta Johnson Brown are one and the same person.