BILL GARRETT, Davidson County
Trans:T20170016756 DEEDWARR
Recvd: 02/27/17 10:34 2 pgs
Fees:13.00 Taxes:647.50
20170227-0019178

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this 21 day of Feb 2017

Notary Public
My commission expires: 12-4-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Blake Christian Smith	Farmington Mortgage	133-12-0-131.00
224 Elysian Fields Road	2002 Richard Jones, suite 300A	
Nashville, TN 37211	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amanda Dean, Successor Trustee of The 224 Elysian Fields Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Blake Christian Smith and wife Jessica Smith,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 46, as shown on the map entitled the Plan of Valley View Meadows, Section Three, of record in Plat Book 3700, pages 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Trey Cain, Trustee of The 224 Elysian Fields Road Trust, from Mary Gayle Langdon Hilyer, by Warranty Deed dated November 17, 2016 of record Instrument Number 20161123-0123639, Registers Office for Davidson County, Tennessee.

Being also known as 224 Elysian Fields Road, Nashville, Tennessee 37211.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 224 Elysian Fields Road, 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 21st day of February, 2017.

The 224 Elysian Fields Trust

By: _____
Amanda Dean

Its: Successor Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amanda Dean, Successor Trustee of The 224 Elysian Fields Trust,** the 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 at Brentwood, Tennessee, this the 21st day of February, 2017.

_____
Notary Public

My Commission expires: 5-5-19

STATE OF TENNESSEE NOTARY PUBLIC
EMMALYN G HENDRICK
NOTARY OF ROBERTSON

FILE NO: 2017015005