RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: M175930

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M175930

BILL GARRETT, Davidson County
Trans: T20170018001 DEEDWARR
Recvd: 03/02/17 09:31 2 pgs
Fees: 13.00 Taxes: 1757.13
20170302-0020588

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $474,900.00

Affiant

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this the 27th day of February, 2017.

Notary Public
My Commission Expires: 5-19-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lindsay Michelle Davis William John Campbell Smith 2626 Miami Ave Nashville, TN 37214	Caliber Home Loans, Inc. 3701 Regemt Blvd. Suite 180 Irving, TX 75063	05213004500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Russell Boothe and Larry George**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lindsay Michelle Davis and William John Campbell Smith, as joint tenants**, hereinafter called the Grantees, their 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 being Lot No. 45, on the Plan of Woodale (erroneously spelled Wooddale in prior deed) Grove Annex, subdivision of Part of J. H. Gothard's lands of record in Book 547, Pages 109 and 110, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Included in the above description, but excluded from this conveyance is that portion of property conveyed to The Metropolitan Government of Nashville and Davidson County, pursuant to Order of Possession recorded in Book 11030, page 731, and Agreed Final Order, recorded in Book 11201, page 708, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed by Warranty Deed from Benjamin A. Doochin, Successor Trustee under the Marital Trust under the Last Will and Testament of Julius Doochin, deceased to Russell Boothe and Larry George as tenants in common, as recorded on the 26th day of January, 2016 in Instrument No. 20160126-0007564, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 2626 Miami Ave., Nashville, TN 37214

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of February, 2017.

Russell Boothe

Larry George

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Russell Boothe and Larry George**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of February, 2017.

Notary Public
My Commission expires:

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020