Davidson County	DEEDWARR
Recvd: 03/06/17 14:26	3 pgs
Fees:18.00 Taxes:240.50	
20170306-0022020	

	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $65,000.00. Affiant Subscribed and sworn to before me, this 3rd day of March, 2017. Notary Public
(Notary Stamp)	My commission expires: 7/2/18

DAVIDSON COUNTY MARTHA BROWN STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
George W. Smiley	George W. Smiley	050-04-0-018.00
1129 Due West Avenue North	1129 Due West Avenue North	
Madison, TN 37115	Madison, TN 37115	

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, I,

Betty Frances Broussard, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

George W. Smiley

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 56 on the Map of Due West Valley Acres, not of record in the 11th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by H. R. Swann, Jr., Surveyor, Dated April 20, 1947, as follows:

Beginning at a point in the South margin of Due West Avenue at the comer of Lot Nos. 55 and 56; thence with the line between said lots southerly 346.61 feet to a point; thence easterly 101.5 feet to the comer of Lot No. 57; thence with the line between Lot Nos. 56 and 57 northerly 331.84 feet to the south margin of Due West Avenue; thence with the margin of the same, westerly 100 feet to the beginning.

Being the same property conveyed to Edward P. Johnson by Warranty deed from Norma Jean Screws and Charles Dean Hunt of record in Instrument No. 20030501-0058476 Register's Office for Davidson County, Tennessee, dated April 22, 2003 and recorded on May 1, 2003. The said

Edward P. Johnson died on January 3, 2014, his estate having been filed of record in Docket No. 14P-256 in the probate division of the Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Betty Frances Broussard by Quitclaim deed from James Edward Johnson, Paula Sue Morton and husband, Jessie L. Morton, David Eugene Johnson and wife, Anna Mae Johnson, Terry R. Clayborn, Robert Dennis Johnson, Thomas Charles Johnson and wife, Teresa Lynn Johnson and Michael Wayne Johnson of record in Instrument No. 20150226-0016474 Register's Office for Davidson County, Tennessee, dated October 28, 2014 and recorded on February 26, 2015. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1129 Due West Avenue North Madison, Tennessee 37115.

This is X improved ☐ unimproved property known as **1129 Due West Avenue North, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of March, 2017.

Betty Frances Broussard

Betty Frances Broussard

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Betty Frances Broussard, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 3rd day of March, 2017.

Notary Public
My Commission Expires: 4.24.19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 617037

True Copy Certification

I, MARTHA BROWN, 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.

M Brown
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Gregory D Vadner, a notary public for this county and state, Martha Brown, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-24-19
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY