WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170020699 DEEDWARR
Recvd: 03/10/17 09:42 2 pgs
Fees: 13.00 Taxes: 1017.13
20170310-0023701

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $274,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF MARCH, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3128B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Nicholas James Smith		072-15-0-001-00
2113 Scott Avenue		
Nashville, TN 37216-3812		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DUDLEY C. MARKS AND PAMELA PARDUE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NICHOLAS JAMES. SMITH, AN UNMARRIED MAN

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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of S.W. Eastes Subdivision of record in Plat Book 1424, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary E. Marks, Dudley C. Marks and Pamela M. Pardue, as tenants in common with right of survivorship by Quitclaim deed from Mary E. Marks of record in Book 10716, page 557, Register's Office for Davidson County, Tennessee, dated December 4, 1997 and recorded on December 10, 1997. Mary E. Marks died 04/25/14.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

9. Taxes for the year 2017, a lien not yet due and payable.

10. Subject to all matters shown on the Plan of record in Plat Book 1424, Page 44, Register's Office for Davidson County, Tennessee.

11. Restrictions of record in Book 1638, Page 361, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is property known as 2113 Scott Avenue, Nashville, TN 37216-3812

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 7th day of March, 2017.

Dudley C. Marks

Pamela Pardue

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, DUDLEY C. MARKS AND PAMELA PARDUE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of March, 2017.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 17-3128B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027