PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: E17-5368

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Notary Public
My Commission Expires: 3/24/2019

BILL GARRETT, Davidson County
Trans:T20170021229 DEEDWARR
Recvd: 03/13/17 11:00 2 pgs
Fees:13.00 Taxes:666.00
20170313-0024328

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Melissa L. Smith 245 Nunley Drive Nashville, TN 37211	New Owner	133-07-283.00

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, **David Stuart Shoemaker and Regina Lynn Shoemaker, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Melissa L. Smith, an unmarried woman,** 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. 120 on the Plan of Valley View Meadows, Section III, as of record in Plan Book 3700, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David Stuart Shoemaker and wife, Regina Lynn Shoemaker by Deed from Louis G. Riddle and wife, Victoria L. Riddle, recorded on the 8th day of June, 1993 in Deed Book 8975, Page 388, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 245 Nunley Drive, Nashville, TN 37211

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of March, 2017.

David Stuart Shoemaker

David Stuart Shoemaker

Regina Lynn Shoemaker

Regina Lynn Shoemaker

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **David Stuart Shoemaker and Regina Lynn Shoemaker,** 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 10th day of March, 2017.

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020