BILL GARRETT, Davidson County
Trans: T20170021710 DEEDWARR
Recvd: 03/14/17 11:23 2 pgs
Fees: 13.00 Taxes: 950.90
20170314-0024927

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00
Nancy Bayly
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF March, 2017.
Notary Public
MY COMMISSION EXPIRES:

CHRISTINE N. MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
JOHN KELLS & MARY KELLS	New Owner	061-07-0/114.00
(NAME) 995 GWYNN DRIVE	(NAME)	
(ADDRESS) NASHVILLE, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, SAMMY MARK SMITH, UNMARRIED, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN KELLS AND MARY KELLS, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 4 AND THE WESTERLY 1/2 OF LOT NO. 3 ON THE PLAN OF BROADMOOR, BLOCK "E", OF RECORDIN BOOK 547, PAGE 161, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT AND PART OF LOT FRONT TOGETHER 75 FEET ON THE NORTHERLY MARGIN OF GWYNN DRIVE AND EXTENDS BACK 150 FEET ON THE EASTERLY AND WESTERLY LINES, TO A LINE IN THE REAR MEASURING 75 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO SAMMY MARK SMITH BY QUITCLAIM DEED FROM SHERRI LYNN SMITH, DATED NOVEMBER 16, 2016 AND RECORDED ON NOVEMBER 17, 2016 IN INSTRUMENT NO. 20161117-0121235, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 995 GWYNN DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 10th day of March, 2017.

SAMMY MARK SMITH

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, SAMMY MARK SMITH, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 10th day of March, 2017.

NOTARY PUBLIC
My commission expires: 5-20-20

