This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17038

BILL GARRETT, Davidson County
Trans:T20170022319 DEEDWARR
Recvd: 03/16/17 09:15 3 pgs
Fees:18.00 Taxes:619.75
20170316-0025576

Send Tax Bills To:
Consumer Real Estate Finance Co.
115 NE 3rd Avenue, Suite 706
Fort Lauderdale, FL 33301

New Owner is:
Laquita D. Christian
1483 Dolan Road
Nashville, TN 37218

MAP: 080-08-0

PARCEL: 407.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Michael Smith and Erma Scales-Norton**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Laquita D. Christian,** hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **1483 Dolan Road, Nashville, TN 37218**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 385 on the Plan of Section 1, Bordeaux Gardens, of record in Book 3300, Page 91, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Sidney E. Chandler, unmarried, by Warranty Deed from The Fuller Group, Inc., dated and recorded 4/28/16 in Instrument No. 20160428-0041310, in the Register's Office of Davidson County, Tennessee. Sidney E. Chandler having since died on or about July 17, 2016, and subject property having vested in Michael Smith and Erma Scales-Norton, divisees under his Last Will and Testament, and Michael Smith having been appointed Executor pursuant to Letters Testamentary issued in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docker Number 16P-1477.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 13th day of March, 2017.

GRANTOR(S):

MICHAEL SMITH

ACKNOWLEDGEMENT

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Michael Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13th day of March, 2017.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$167,500.00**.

AFFIANT

SWORN TO and subscribed before me this 13th day of March, 2017.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires:_____

GRANTOR(S)

Erma Scales Norton

ERMA SCALES-NORTON

STATE OF OHIO
COUNTY OF Cuyahoga

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Erma Scales-Norton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13th day of March, 2017.

JACQUELINE HARDGES
NOTARY PUBLIC - STATE OF OHIO

Jacqueline Hardges
NOTARY PUBLIC
STATE OF OHIO
My Commission
Expires
August 21, 2019

Jacqueline Hardges
NOTARY PUBLIC
My Commission Expires: 08/21/2019