WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 05/22/2019

(AFFIX SEAL)

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Smiley	Same	019-13-0-024.00
(NAME)	(NAME)	019-13-0-025.00
PO Box 140744		
(ADDRESS)	(ADDRESS)	Davidson County DEEDWARR Recvd: 04/05/17 12:49 3 pgs Fees:18.00 Taxes:1036.00 **20170405-0033404**
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **W.C. Brummett, Jr. a/k/a William C. Brummett, Jr. and W.C. Brummett III**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James Smiley**, hereinafter called the GRANTEE (S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

TRACT I:

Beginning at an iron rod in the northern right of way of Connell Street, being South 78 degrees 02 minutes 16 seconds West, 280.00 feet from the northwestern right of way intersection off Church Street and Connell Street, said point being the southeastern corner of the herein described tract and the southwestern corner of the William Brummett property as described in Deed Book 7850 Page 536 RODC.

Thence, with said right of way South 78 degrees 02 minutes 16 seconds West, 59.00 feet to an iron rod; Thence, leaving said right of way, North 09 degrees 55 minutes 34 seconds West, 149.92 feet to an iron rod. Thence, North 78 degrees 08 minutes 10 seconds East, 59.00 feet to an iron rod at the northwest corner of Brummett; Thence, with Brummett's west line, South 09 degrees 55 minutes 29 seconds East, 149.82 feet to the point of beginning and containing 8837 square feet or 0.203 acres.

TRACT II:

Beginning at an iron rod in the northern right of way of Connell Street, being South 78 degrees 02 minutes 16 seconds West, 385.00 feet from the northwestern right of way intersection off Church Street and Connell Street, said point being the southwestern corner of the herein described tract and the southeastern corner of the Leslie Clendenin property as described in Instrument 20120831-0078922 RODC.

Thence, with said right of way South 78 degrees 02 minutes 16 seconds West, 59.00 feet to an iron rod; Thence, leaving said right of way, North 09 degrees 55 minutes 38 seconds West, 150.00 feet to an iron rod. Thence, North 78 degrees 08 minutes 10 seconds East, 46.00 feet to an iron rod at the northwest corner of Brummett; Thence, with Brummett's west line, South 09 degrees 55 minutes 34 seconds East, 149.92 feet to an iron rod in the northern right of way of Connell Street; Thence, with said right of way, South 78 degrees 02 minutes 16 seconds West, 46.00 feet to the point of beginning and containing 6894 square feet or 0.158 acres.

(as to TRACT I): WWB

Being the same property conveyed to W.C. Brummett, Jr. and W.C. Brummett, III by Warranty Deed dated 06/21/2006 from ED C. Galbreath of record in Instrument 200606280077113, Register's Office for Davidson County, Tennessee.

(as to TRACT II):

Being the same property conveyed to William C. Brummett, Jr. by Warranty Deed dated 05/24/1989 from Leon D. Shaw, as to an undivided one-half interest of record in Book 7850, Page 529, Register's Office for Davidson County, Tennessee.

Subject to County of Davidson and City of Goodlettsville taxes for the year 2017 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 112 - 114 Connell Street, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 30 day of March, 2017.

W.C. Brummett Jr.

W.C. Brummett III

State of Tennessee
County of Sumner

Personally appeared before me W.C. Brummett Jr. and W.C. Brummett III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30 day of March, 2017.

Notary Public Patti Robitaille
My Commission Expires: 05/22/2019

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066

True Copy Certification

I, Patti Robitaille, 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.

Patti Robitaille

Signature

State of Tennessee

County of WILLIAMSON

Personally appeared before me, Michelle Lee Pepper a notary public for this county and state, Patti Robitaille 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: May 22, 2019

Notary' Seal (if on paper)

