WARRANTY DEED	CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE- EXEMPT

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Co., L.L.C.
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 05/01/17 11:40 3 pgs
Fees:17.00 Taxes:0.00
20170501-0042443

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #s
The Metropolitan Government of Nashville and Davidson County, Tennessee	EXEMPT	09207035800, 09207035900, and 09207036000

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gwendolyn E. Smith, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto The Metropolitan Government of Nashville and Davidson County, Tennessee, hereinafter called **"GRANTEE,"** its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Parcel A:

Being the Northwest part of Lot No. 13 on the Map of H.P. Bostick's First Addition, as of record in Book 21, Page 31, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the Easterly margin of 19th Avenue North, 118.7 feet North of Jo Johnston Avenue; thence with the margin of 19th Avenue North, Northerly 63.5 feet to the corner of an alley; thence with the South line of said alley Easterly 22.4 feet to a point which is 16.6 feet West of the line between Lots 12 and 13; thence Southerly 66 feet to a point; thence Westerly 30.4 feet to the beginning.

Being the same property conveyed to Gwendolyn E. Smith by Special Warranty Deed from Third National Bank in Nashville, recorded on the 5th day of June, 1995 in Deed Book 9691, Page 310, in the Register's Office of Davidson County, Tennessee; and

Parcel B:

Being the South Westerly part of Lot No. 13, on the plan of H. P. Bostick's First Addition to Nashville, as of record in Book 21, Page 31, Register's Office of said County, and described in the survey made on the 6th day of April 1949, by George W. Watkins, surveyor, as follows:

Beginning at the Northeast corner of 19th Avenue North, formerly Walnut Street, and Jo Johnston Avenue, formerly Line Street or Watkins Avenue; thence with the Northerly margin of Johnston Avenue, Eastwardly 43 feet 4 inches to a point 16 feet 8 inches West of the corner of Lots 12 and 13; thence Northwardly and parallel with the line between said two lots, 115 feet to a point; thence Westwardly 30 feet 4 inches to a point in the Easterly line of 19th Avenue North; thence Southwardly along the Eastern margin of said Avenue 118.7 feet, more or less, to the point of beginning.

Being the same property conveyed by Warranty Deed from James A. Smith, a widower to Gwendolyn E. Smith as recorded on the 29th day of June, 1989 in Deed Book 7877, Page 198; Warranty Deed from James A. Smith, a Widower to James A. Smith and Gwendolyn E. Smith, as Joint Tenancy as recorded on the 14th day of April, 1986 in Deed Book 6828, Page 619 and Warranty Deed from Max Komisar and Louis Komisar, Co-Trustees to James A. Smith and Lovie M. Smith as recorded on the 11th day of February, 1980 in Deed Book 5565, Page 279, in the Register's Office of Davidson County, Tennessee; and

Parcel C:

Land in Davidson County, Tennessee, being the Westerly 17 2/3 feet of Lot No. 12 and the Easterly 16 2/3 feet of Lot No. 13 on the Plan of H. P. Bostick's First Addition, of record in Book 21, Page 31, Register's Office for said County.

Said parts of Lots Nos. 12 and 13 front together 34 1/3 feet on the Northerly side of Jo Johnston Avenue, and run back between parallel lines 181 feet to an alley.

Being the same property conveyed by Warranty Deed from James A. Smith, a widower to Gwendolyn E. Smith as recorded on the 29th day of June, 1989 in Deed Book 7877, Page 195 and Warranty Deed from James A. Smith, a Widower to James A. Smith and Gwendolyn E. Smith, as Joint Tenancy as recorded on the 14th day of April, 1986 in Deed Book 6828, Page 613, in the Register's Office of Davidson County, Tennessee.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 April 28th, 2017.

Gwendolyn E. Smith
Gwendolyn E. Smith

STATE OF Tennessee)
COUNTY OF Davidson)

On this 28th day of April, 2017, 2017, before me, the undersigned Notary Public, personally appeared Gwendolyn E. Smith, known to me (or proved to me on the basis of satisfactory evidence), to be the person herein described, and who acknowledged that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal, this 28th day of April, 2017.

Brenda Zitzman
Notary Public
My Commission Expires: 11-16-2017

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017