BILL GARRETT, Davidson County
Trans:T20170041540 DEEDWARR
Recvd: 05/16/17 10:51 2 pgs
Fees:13.00 Taxes:499.50
20170516-0048429

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Bruce Wayne Smith
Affiant

Subscribed and sworn to before me, this 15TH DAY OF MAY, 2017.

Sue Robinson
Notary Public

MY COMMISSION EXPIRES: 11/03/15

(AFFIX SEAL)

SUE ROBINSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-26-2021

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bruce Wayne Smith and Janice Smith, husband and wife and Tim Smith, a married man, as joint tenants with rights of survivorship	Bruce Wayne Smith, Janice Smith and Tim Smith	
	(NAME)	
204 Claudia Drive	204 Claudia Drive	044-13-0-030.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we William Stephen Clay, Executor of The Estate of Joe Allen Clay, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bruce Wayne Smith and Janice Smith, husband and wife and Tim Smith, a married man, as joint tenants with rights of survivorship, hereinafter called the Grantees, their heirs and assigns, that 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. 12 ON THE PLAN OF THE KNOLL OF RECORD IN BOOK 2330, PAGE 94, IN THE REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA S. SPICER TRUSTEE BY QUITCLAIM DEED FROM JOE A. CLAY OF RECORD IN BOOK 5414, PAGE 756, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 30, 1979, RECORDED ON APRIL 03, 1979 AND WITHIN THE SAME DEED THE SAID PATRICIA S. SPICER, TRUSTEE CONVEYED HIS INTEREST IN THE SUBJECT PROPERTY TO JOE A. CLAY AND WIFE, WANDA CLAY.
JOE A. CLAY AKA JOE ALLEN CLAY HAVING SINCE DIED ON OCTOBER 27, 2016, HAVING BEEN PREDECEASED BY WANDA CLAY WHO DIED ON NOVEMBER 1, 2011. JOE A. CLAY AKA JOE ALLEN CLAY LEFT THE PROPERTY TO HIS BROTHERS WILLIAM STEPHEN CLAY AND RICHARD LEE CLAY AS PURSUANT TO HIS LAST WILL AND TESTAMENT, PROBATED AT DOCKET NO. 16P1932, IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 204 Claudia Drive, Old Hickory, TN 37138
(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 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 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/our hand(s) this 15th day of May, 2017.

The Estate of Joe Allen Clay

WARRANTY DEED
(Continued)

BY: William Stephen Clay executor
William Stephen Clay
Executor

William Stephen Clay, Individually

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Stephen Clay, as Executor of the Estate of Joe Allen Clay, deceased, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of May, 2017.

Sue Robinson
Notary Public

My Commission Expires:

{SEAL}

SUE ROBINSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-26-2021

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Stephen Clay, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of May, 2017.

Sue Robinson
Notary Public

My Commission Expires:

(SEAL)

SUE ROBINSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-26-2021

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072