BILL GARRETT, Davidson County
Trans:T20170046501 DEEDWARR
Recvd: 06/01/17 13:46 2 pgs
Fees:13.00 Taxes:1813.00
20170601-0054563

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **490,000.00.**

Sarah Dooley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2017

A E Walston
Notary Public

MY COMMISSION EXPIRES: 3-2-2021

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jared Smalley	First Community Mortgage, Inc.	
158 Spring Valley Road	262 Robert Rose Drive, Suite 201	096-05-0-001.00
Nashville, TN 37214	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Douglas C. Henry and Jacqueline G. Henry (aka Jacqueline G.T. Henry), Trustees The Henry Family Revocable Living Trust, dated May 23, 2012**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jared J. Smalley and Cara Smalley, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 1 on the Plan of Kenneth G. Gaidos Resubdivision in Bluefields, as of record in Book 5190, page 466, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more detailed description.

Together with an easement in over and through Land in Davidson County, Tennessee, located in the 15th Civil District of Davidson County Tennessee; and, described according to a survey dated 10/24/2014 made by R. L. Montoya, Land Surveying.

Said ingress and egress easement is an easement running with the land in favor of the current and all future owners of The Henry Family living Trust property; BEGINS at a point in the existing concrete driveway at 158 Spring Valley Rd., which point is the Northwesterly corner of the John G. Doak, Sr. and Mary T. Doak property at 220 Cumberland Circle, as noted in Deed Book 9070, page 17 R.O.D.C. which is a point on the common line between The Henry Family Revocable Living Trust, property dated 5/23/2012, described in a QuitClaim Deed of record as instrument ID No. 20120530-0046562, R.O.D.C. and which constitutes the Northwesterly corner of said Doak's Property; thence with said common line in a Southeasterly direction South 84 Degrees 53' 53" East a distance of 9 feet, thence leaving said common line in a Southeasterly direction, South 27 Degrees 29' 34" East, a distance of 34.74 feet to a point; thence in, a Southwesterly direction, South 58 Degrees 47' 25" West a distance of 5 feet to a point on Doak's Westerly Line; thence with Doak's Westerly line North 31 Degrees 12' 35" West, a distance of 40 feet to the POINT OF BEGINNING; and containing 272.8 square feet, more or less.

As to Lot No. 1: Being the same property conveyed to Douglas C. Henry and wife, Jacqueling G. Henry by deed from Kenneth G. Gaidos and wife, Susan H. Gaidos, dated February 28, 1985, of record in Book 6508, page 154, Register's Office for Davidson County, Tennessee. The subject property was further conveyed to Douglas C. Henry by deed from Jacqueling G. Henry, dated April 16, 1996, of record in Book 10021, page 605, Register's Office for Davidson County, Tennessee. The subject property was further conveyed to Douglas C. Henry and Jacqueline G. Henry, Trustors and/or Trustees of The Henry Family Revocable Living Trust, dated May 23, 2012 by deed from Douglas C. Henry and Jacqueline G. Henry, dated May 23, 2012, of record in Instrument No. 20120530-0046562, Register's Office for Davidson County, Tennessee.

As to the ingress and egress easement: Being the same property conveyed to The Henry Family Revocable Living Trust, dated May 23, 2012, Douglas C. Henry & Jacqueline G. Henry, Trustees by deed from John G. Doak, Sr. and wife, Mary T. Doak, dated October 30, 2014, of record in Instrument No. 20141030-0100171, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **158 Spring Valley Road, Nashville, TN 37214.**

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 our hands this the 30th day of May, 2017.

The Henry Family Revocable Living Trust

Douglas C. Henry, Trustee

Douglas C. Henry, Individually

Jacqueline G. Henry, aka Jacqueline G.T. Henry, Trustee

Jacqueline G. Henry, aka Jacqueline G.T. Henry, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Douglas C. Henry and Jacqueline G. Henry, aka Jacqueline G.T. Henry,** with whom I am personally acquainted and who upon their oath acknowledged themselves to be the **Trustees** of the **The Henry Family Revocable Living Trust** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Douglas C. Henry and Jacqueline G. Henry, aka Jacqueline G.T. Henry,** as such **Trustees.**

Witness my hand and seal this the 30th day of May, 2017.

My Commission expires 11/3/20

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Douglas C. Henry** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of May, 2017.

My Commission expires 11/3/20

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jacqueline G. Henry, aka Jacqueline G.T. Henry,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of May, 2017.

My Commission expires 11/3/20

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY