NEW OWNER:
CHRIS R. GAINES
4564 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-0690

Map & Parcel
075040015.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20170048522 DEEDWARR
Recvd: 06/07/17 12:52 3 pgs
Fees:18.00 Taxes:825.10
20170607-0057081

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty-Three Thousand and 00/100 Dollars ($223,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES L. SMITH, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **CHRIS R. GAINES and CAROL A. GAINES, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 125 on the Plan of Tulip Grove, Section 3, as shown on the plat of the same of record in Plat Book 3700, Page 146, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JAMES L. SMITH, unmarried by Warranty Deed from William B. White, dated August 17, 2007, and of record in Instrument No. 20070822-0100447, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **4564 ANDREW JACKSON PKWY, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3700, Page 146, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 30th day of May, 2017.

JAMES L. SMITH

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES L. SMITH**, 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 at office this 30th day of May, 2017.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$223,000.00**.

Janel Johnson
AFFIANT

Sworn to and subscribed to before me this 30th day of May, 2017.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018