BILL GARRETT, Davidson County
Trans:T20170051733 DEEDWARR
Recvd: 06/16/17 14:15 4 pgs
Fees:23.00 Taxes:6271.50
20170616-0060785

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive Suite 106
Norwell, MA 02061
784207 453815-000707
Kayla Bocchino

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Dudley Brundige and Elizabeth Palmer	(NAME) New Owner	116-10-0-006.00
(STREET ADDRESS OR ROUTE NUMBER) 124 Clarendon	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN 37205	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Jeffrey B. Smith and Mary A. Smith, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Dudley Brundige and Elizabeth Palmer * the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

*Husband and Wife

See Attached Exhibit "A".

STATE OF TN
COUNTY OF Davidson The actual consideration or value is greater, for this transfer is $1,695,000.00

Subscribed and sworn to before me this the 31st day of May, 2017.

Notary Public J Anderson

My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $_____

Affiant _____

Subscribed and sworn to before me this the 4th day of April, 2017.

Notary Public ✓ Susan M. Carroll

My commission expires: ✓ July 8, 2019 (Affix Seal)

SUSAN M. CARROLL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 8, 2019

This is unimproved ( ), known as 124 Clarendon Avenue, Nashville, TN 37205
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 4th day of April, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Jeffrey B. Smith

x Mary A. Smith

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Susan M. Carroll, a Notary Public in and for said County and State, Jeffrey B. Smith, the within named bargainor married (fill in marital status), 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, at office, this 4th day of April, 2017.

✓ Susan M. Carroll (This area for official notarial seal)

Notary Public

My Commission Expires: ✓ July 8, 2019

SUSAN M. CARROLL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 8, 2019

Page 3 Warranty Deed Acknowledgment

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Susan M. Carroll, a Notary Public in and for said County and State, Mary A. Smith, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of April, 2017.

✓ Susan M. Carroll (This area for official notarial seal)

Notary Public

My Commission Expires: ✓

July 8, 2019

SUSAN M. CARROLL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 7 and part of Lot No. 8 on the Plan of Deerfield, of record in Book 547, pages 191 and 192, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point at an iron pin on the Westerly margin of Clarendon Avenue, at the common corner of Lots Nos. 1 and 7;.thence, in a Southerly direction along the Westerly margin of said Avenue, 102.5 feet to an iron pin set at the beginning of a curve; thence around said curve, continuing with the margin of said Avenue, in a Southwesterly direction, 151 feet to another iron pin in the Northerly margin of said Avenue; thence, along the North margin of said Avenue, Westerly 46.35 feet to the Southeast corner of a part of said Lot No. 8 conveyed to Charles Runcie Clements, Jr. and wife, by deed of record in Book 1081, page 158, Register's Office for Davidson County, Tennessee; thence, in a Northerly direction along the Easterly line of said Clements property 203 feet, more or less, to the dividing line between Lots Nos. 8 and 2, which point is 13 feet Westerly from the common corner of Lots Nos. 7 and 8; thence Easterly along the dividing line between Lots Nos. 2 and 8 and Lots Nos. 1 and 7, 127.9 feet to the point of beginning.

Being the same property conveyed to Jeffrey B. Smith and wife, Mary A. Smith by Warranty deed from John D. Ferguson and wife, Carole S. Ferguson of record in Instrument No. 20100208-0009912 Register's Office for Davidson County, Tennessee, dated February 05, 2010 and recorded on February 08, 2010. (Value of consideration shown in aforementioned deed $1,100,000.00.) Being also known as 124 Clarendon Avenue Nashville, Tennessee 37205.