WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170053485 DEEDWARR
Recvd: 06/22/17 10:06 2 pgs
Fees:13.00 Taxes:551.30
20170622-0062850

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH DAY OF JUNE, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Lisa S. Smith and Alicea C. Bailey	new owners	59-10-125
(NAME)	(NAME)	
3001 Lytle Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171265

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, **I, MARY MOORE, UNMARRIED,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **LISA S. SMITH AND ALICEA C. BAILEY, A MARRIED COUPLE**, 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. 60 on the plan of Haynes Estates, Section Two, of record in Book 4175, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Said Lot No. 60 is described as follows: Beginning at a point in the southerly margin of Lytle Drive at the common dividing lines between Lots 60 and 61 on said plan; thence southerly along said dividing line 98.22 feet to a point; thence easterly 99.8 feet to a point in the westerly margin of Ames Drive; thence northerly along the westerly margin of said Ames Drive, 76.13 feet to the beginning of a curve; thence around said curve a distance of 39.92 feet to a point in the southerly margin of Lytle Drive; thence westerly along the southerly margin of said Lytle Drive 87.98 feet to the point of beginning.

Being the same property conveyed to Mary Moore, unmarried by Warranty Deed from Leland D. Watts, married, dated January 4, 2007, of record in Instrument No. 20070109-0003859, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 4175, page 13, Register's Office for said County; and (b) Restrictions of record in Book 4230, page 535, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 3001 Lytle Drive, Nashville, TN 37218
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 19th day of June, 2017

Mary E Moore

Mary Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mary Moore, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office this 19th of June, 2017.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/23/21

