Prepared by:
Record and Return to
Transaction Title, Inc.
[illegible] Rd., Ste 203-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170055765 DEEDWARR
Recvd: 06/29/17 13:09 2 pgs
Fees:13.00 Taxes:1332.00
20170629-0065594

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF June, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel C. Smith and Sarah Stein Smith	New Owner	
(NAME)	(NAME)	
5141 Regent Dr.		146-15-0-011.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **ANITA H. FERGUSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL C. SMITH AND SARAH STEIN SMITH, 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. 257 on the Plan of Haileywood Estates, Section 8-D, as of record in Book 3500, Page 7, Register's Office for said County.

Said Lot No. 257 fronts 111.5 feet on the Northwesterly side of Regent Drive and extends back between parallel lines 193.5 feet to a dead line.

Being the same property conveyed to William N. Ferguson, Jr. and wife, Anita H. Ferguson by Warranty Deed from A. D. Hewlett and wife, Frances H. Hewlett, recorded on the 22nd day of May, 1964 in Deed Book 3764, Page 347, in the Register's Office of Davidson County, Tennessee. William N. Ferguson, Jr. died June 4, 1977 leaving Anita H. Ferguson as sole surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5141 Regent Dr., Nashville, TN 37220
(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 hand this 26 day of June, 2017

Anita H. Ferguson by Anita Jane Green

ANITA H. FERGUSON, BY: ANITA JANE GREEN, ATTORNEY IN FACT

Anita H. Ferguson By Jo Ann Wilson

ANITA H. FERGUSON, BY: JO ANN WILSON, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 26 day of June, 2017, before me personally appeared Anita Jane Green, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Anita H. Ferguson and acknowledged that she executed the same as the free act and deed of Anita H. Ferguson.

Witness my hand and official seal at Nashville, Tennessee this 26 day of June, 2017.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires MAR 8, 2021

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 26 day of June, 2017, before me personally appeared Jo Ann Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Anita H. Ferguson and acknowledged that she executed the same as the free act and deed of Anita H. Ferguson.

Witness my hand and official seal at Nashville, Tennessee this 26 day of June, 2017.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires MAR 8, 2021

Notary Public