WARRANTY DEED

Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans: T20170057989 DEEDWARR
Recvd: 07/07/17 10:03 2 pgs
Fees: 13.00 Taxes: 884.30

20170707-0068311

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-27-

(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barry Davenport	Southern Bank of Tennessee	
(NAME)	(NAME)	
603 S Club Court	1499 N. Mt. Juliet Rd.	064-11-0A-065.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeanetta Glendenning, Executor of the Estate of Charles H. Smith**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Barry Davenport and Melinda N. Davenport, Husband and Wife**, hereinafter called the GRANTEE(S), 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 all of Lot No. 65 on the Plan of Caleb Chase, a Planned Unit Development, of record in Plat Book 6250, Pages 821 and 822, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles H. Smith by Warranty Deed from Charles W. Horner and wife, Frances T. Horner, dated 04/28/2004, recorded 04/30/2004, of record in Instrument No. 20040430-0049508, in the Register's Office for Davidson County, Tennessee.

The said Charles H. Smith died testate on 03/18/2016, devising subject property to Jeanetta Glendenning Executor, as evidenced in File No. 16P1519, Probate Court Clerk's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6250, Pages 821 and 822, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 6777, Page 453, Corrected Declaration of record in Book 6783, Page 805, Amended and Restated Declaration of record in Book 7189, Page 553, First Amendment to Amended and Restated of record in Instrument No. 20100603- 0043191, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed of record in Book 7242, Page 554, in the Register's Office for Davidson County, Tennessee. Charter of Caleb Chase Homeowners' Association, Inc., of record in Book 6927, Page 370, in the Register's Office for Davidson County, Tennessee. Articles of Amendment to the Charter of record in Book 8109, Page 791, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 603 S Club Court, Hermitage, TN 37076
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 5th day of July, 2017.

ESTATE OF CHARLES H. SMITH

Jeanetta Glendenning

Jeanetta Glendenning
Executor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanetta Glendenning, the Executor for the estate of Charles H. Smith ,the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the forgoing instrument for the purposes therein contained.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

