WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

M-VRES-17-105

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Roger Smith **Howard Roger Smith and Arlene Ann Smith**	new owner	
(NAME) **105 Minnette Court**	(NAME)	**071 08 0 394.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **JAY C. CASE AND WIFE, STEPHONI L. CASE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID ROGER SMITH, UNAMARRIED, AND HOWARD ROGER SMITH AND ARLENE ANN SMITH, HUSBAND AND WIFE, ALL AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 302 on the Plan of Resubdivision, Part 4, Shepardwood of record in Plat Book 5210, Page 159, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jay C. Case and wife, Stephoni L. Case by Warranty Deed from Juanita M. Spicer and Joe A. Spicer of record in Instrument No. 20130813-0084746, Register's Office for Davidson County, Tennessee, dated July 31, 2013 and recorded on August 13, 2013.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 5210, Page 159, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4361, Page 11, Book 5015, Page 356, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **105 Minnette Court, Nashville, Tennessee 37207**.

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), their heirs and 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), 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.

BILL GARRETT, Davidson County
Trans:T20170058476 DEEDWARR
Recvd: 07/10/17 09:53 2 pgs
Fees:13.00 Taxes:619.75
20170710-0068809

Witness my/our hand(s) this the 5th DAY OF JULY, 2017.

Jay C. Case by Laura Mitchell, Attorney-in-Fact

Jay C. Case by Laura Mitchell, Attorney-in-Fact

Stephoni L. Case by Laura Mitchell, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAY C. CASE AND STEPHONI L. CASE, and who acknowledged he/she/they executed the same as the free act and deed of the said JAY C. CASE AND STEPHONI L. CASE.

Witness my hand and official seal, this the 5th of July, 2017.

Notary Public
My Commission Expires: 3/8/21
(SEAL)

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212