THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P17-23036	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF July, 2017. Notary Public MY COMMISSION EXPIRES: 1-6-20 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170059596 DEEDWARR
Recvd: 07/12/17 12:38 2 pgs
Fees:13.00 Taxes:138.75
20170712-0070124

JAMES A. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Smith	ownerr	p/o MAP 117-08 PARCEL 128
1508 Ferguson Avenue		And p/o **Map 117-08 PARCEL 127**
Nashville, TN 37212		
(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, I, **Wilson James Hubbell**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Smith and wife, Amanda Smith**

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 a portion of Lot number 152 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee. The portion of lot 152 is a narrow strip of land running along the westerly margin of the said Lot 152 and is described as follows, to wit:

Beginning at a point marked by an iron rod located along the southerly margin of said Lot 152, located at the southwest corner of Lot 152, being the common corner with the southeast corner of Lot 153 on the Plan of Victoria Place, being the point of beginning; thence in a northerly direction with the common line between Lots 152 and 153, North 11 degrees 33 minutes 49 seconds East 152.09 feet to an iron rod along the northerly margin of Lot 152, and marking the northwest corner of Lot 152 and the common corner with the northeast corner of lot 153; thence along the northerly margin of Lot 152 in an easterly direction, South 77 degrees 59 minutes 49 seconds East 7.00 feet to an iron rod; thence leaving the northerly margin of Lot 152, South 11 degrees 33 minutes 49 seconds West 76.00 feet to an iron rod; thence South 22 degrees 34 minutes 32 seconds West 7.01 feet to an iron rod; thence South 13 degrees 10 minutes 23 seconds West 69.22 feet to an iron rod along the southerly margin of Lot 152; thence with the southerly margin of Lot 152, North 77 degrees 54 minutes 41 seconds West 3.72 feet to an iron rod, being the point of beginning; containing 900 square feet or 0.02 acres, more ore or less; described according to a survey by L. Kevin Morehead of Initial Point Land Surveying, Inc., dated January 19, 2017.

Being a portion of the same property conveyed to Wilson James Hubbell by deed recorded as Instrument 20041213-0257618, Register's Office for Davidson County, Tennessee.

The result of this conveyance is to vest title as follows:

The resulting Tract for Matthew Smith and wife, Amanda Smith, will now be described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of the Final Subdivision Plat of 1508 Ferguson and 1510 Ferguson, of record as Instrument 20170620-0061817, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Matthew Smith and wife, Amanda Smith by deed recorded as Instrument 20151203-0121843, said Registers Office, and by the conveyance described herein.

The remaining Tract for Wilson James Hubbell will now be described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Final Subdivision Plat of 1508 Ferguson and 1510 Ferguson, of record as Instrument 20170620-0061817, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being a portion of the same property conveyed to Wilson James Hubbell by deed recorded as Instrument20041213-0147618, said Register's Office.

The tract conveyed is unimproved real property and does not include the marital residence of the Grantor.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is part of IMPROVED property known as **1510 Ferguson Avenue, Nashville, TN 37212 (formerly part of 1508 Ferguson Avenue).**

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 the 19th day of July, 2017.

Wilson James Hubbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wilson James Hubbell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of July, 2017.

My Commission expires: 1-6-20

Notary Public

JAMES A. WELCHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN