PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170064436 DEEDWARR
Recvd: 07/27/17 10:21 2 pgs
Fees:13.00 Taxes:666.00
20170727-0076066

LISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Elizabeth Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2017

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

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).:
Elizabeth Smith	Farmington Mortgage, A Division of CapStar Bank	71-1-37
(NAME)	(NAME)	
532 Yokley Road	2002 Richard Jones Road, Suite 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171751A

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, PAMELA B. TOWNSEND, AN UNMARRIED PERSON**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **ELIZABETH SMITH, AN UNMARRIED WOMAN**, 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. :

Certain real property situated in the 12th Civil District of Davidson County, Tennessee, known as Lot No. 1, on the unrecorded plan of Hardie Yokley Subdivision, according to survey by Barge, Waggoner & Sumner, Inc., dated May 27, 1969 and being more particularly described as follows, to-wit:

BEGINNING at an iron pin at the intersection of the southerly margin of Yokley Road with the easterly margin of Toney Road; thence South 82 degrees 24' East 50.0 feet with said margin of Yokley Road to an iron pin at the northwest corner of Lot 2; thence South 7 degrees 36' West 150.0 feet with the common line of Lots 1 and 2 to an iron pin in the North line of H.E. Dixon property, thence North 82 degrees 24' West 40.4 feet with said Dixon's North line to an iron pin in the easterly margin of Toney Road; thence North 0 degree 09' East 151.3 feet to the **POINT OF BEGINNING**, containing 0.17 acres, more or less.

Being the same property conveyed to Pamela B. Townsend, an unmarried person, by Warranty Deed from William Patton, Jr., a married person, dated December 9, 2005 and filed of record in Instrument No. 20051214-0150078, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 532 Yokley Road, Nashville, TN 37207
(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 26th day of July, 2017

Pamela B. Townsend

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Pamela B. Townsend, 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 26th of July, 2017.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/23/21

