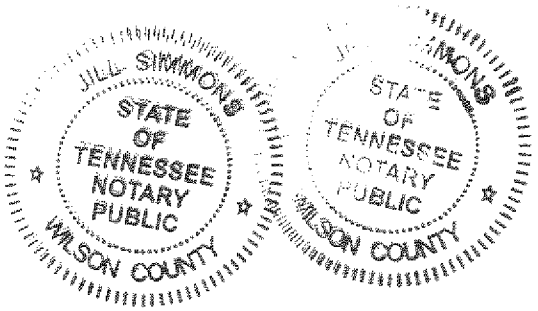
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

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
Lydia D. Johnson	FirstBank	
(NAME)	(NAME)	
101 Woodside Court	318 Seaboard Ln, Ste 205	064-04-0-005.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/02/17 15:11 3 pgs
Fees:18.00 Taxes:758.50
20170802-0078853

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, **The Estate of Jane Clark Smithson**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Lydia D. Johnson and Jeffrey J. Johnson, Wife and Husband**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit: Being Lot No. 17, on the plan of 17 Woodside, Section I, of record in Plat Book 5050, Page 75, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Walter A. Smithson and wife, Jane C. Smithson by Deed from Alliene E. Wayford and husband, Paul Weatherholt, dated June 28, 1991 and filed on June 28, 1991 in Book 8386, page 875, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Walter A. Smithson and wife, Jane C. Smithson by Deed from Alliene E. Wayford and husband, Paul Weatherholt, dated June 28, 1991 and filed on June 28, 1991 in Book 8386, page 875, Register's Office of Davidson County, Tennessee. Walter A. Smithson predeceased his wife, Jane C. Smithson.

The said The Estate of Jane Clark Smithson, deceased died testate on 6/27/2016 devising subject property to Pamela Jane Smithson Whittaker and Jeffrey Walter Smithson as evidenced by the Last Will and Testament of The Estate of Jane Clark Smithson, deceased filed in Will Instrument 16P1506, in the Probate Court Clerk's Office for Davidson County.

All matters as set forth per Book 5050, Page 75, Book 9700, Page 435, said Register's Office. 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.

This is improved ☑ property, known as 101 Woodside Court, Old Hickory, TN 37138
(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 21st day of July, 2017.

PAMELA JANE SMITHSON WHITTAKER, EXECUTRIX
AND HEIR AND JEFFREY WALTER. SMITHSON, HEIR
OF THE ESTATE OF JANE CLARK SMITHSON

Pamela Jane Smithson Whittaker
Executrix and heir

Jeffrey Walter Smithson
Heir

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 Pamela Jane Smithson Whittaker, Executrix and heir and Jeffrey Walter Smithson, heir for the estate of Jane Clark Smithson ,the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the forgoing instrument for the purposes therein contained.

Tracey Trumphour
Notary Public
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/19/19

