(1)

BILL GARRETT, Davidson County
Trans:T20170070223 DEEDWARR
Recvd: 08/14/17 11:20 2 pgs
Fees:13.00 Taxes:2775.00
20170814-0083098

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

Subscribed and sworn to before me, this 7th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells
State of Tennessee
Notary Public
Williamson County

WARRANTY DEED

PHIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
700 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Barry M. Smith 4340 Kenilwood Drive Nashville, TN 37204	NEW OWNER	13212-0-01.00

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, I/we, Alana Jane White, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Barry M. Smith and spouse Sheri C. Smith, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Southmeade of record in Plat Book 185, Page (s) 118 and 119, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Easterly margin on Kenilwood Drive at the comers of Lots 72 and 73; thence with the line between said lots Easterly 320 feet; thence in a Northeastern direction along the rear line of Lot 72, 68 feet to a concrete monument; thence North 84 degrees 11' East 38 feet to a concrete monument in the Westerly right-of-way line of the L & N Railroad; thence Northerly with said right-of-way 62 feet to a concrete monument; thence South 85 degrees 36' West 10 feet to a concrete monument; thence Northerly with the railroad right-of-way 25.2 feet to the corner of Lots 71 and 72; thence with the line between said lots Westerly 349.4 feet to the East margin of Kenilwood Drive; thence with said Drive Southerly 125 feet to the beginning.

Being the same property conveyed to Orville Gregory (Buddy") Maddus, Jr by deed from Warranty Maddux Builders, Inc of record in Instrument No. 20110502-0033348, Register's Office for Davidson County, Tennessee, dated April 29, 2011 and recorded on May 02, 2011. (Value or consideration shown in aforementioned deed $300,000.00.); and further

Being the same property conveyed to Alana Jane White by Quitclaim deed from Orville Gregory ("Buddy") Maddux, Jr of record in Instrument No. 20110804-0059975 Register's Office for Davidson County, Tennessee, dated July 19, 2011 and recorded on August 04, 2011. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 4340 Kenilwood Drive Nashville, Tennessee 37204.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4340 Kenilwood Drive, Nashville, Tennessee 37204

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/our hand(s) this 7th day of August, 2017.

Alana Jane White

Alana Jane White

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Alana Jane White; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 7th day of August, 2017.

Notary Public

My Commission Expires: 6/22/20

