Davidson County DEEDWARR
Recvd: 08/24/17 10:51 2 pgs
Fees:13.00 Taxes:751.10
20170824-0087053

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tek Guragai	NEW OWNER	162 02 0 239.00
(NAME)	(NAME)	
169 Sheila Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Three Thousand And No/100 Dollars ($203,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sheila K. Marlowe, heir at law and Wendell Paxton Smithson, heir at law for the estate of Alva M. Smithson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tek Guragai, an unmarried man**, 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:

Being Lot No. 281 on the Plan of Colewood Acres, Section 4, of record in Book 4175, page 144, Register's Office for said County.

Said Lot No. 281 fronts 75 feet on the southerly side of Sheila Drive and extends back 119.8 feet on the easterly line and 164.4 feet on the westerly line to a dead line in the rear on which it measures 87.3 feet.

Being the same property conveyed to Edd C. Smithson and wife, Alva M. Smithson by Warranty Deed from John C. Propes and wife, Shirley D. Propes dated December 8, 1972 and recorded December 11, 1972 in Book 4663, Page 228, in said Register's Office for Davidson County, Tennessee.

The said Edd C. Smithson having died on October 18, 2003 leaving Alva M. Smithson as the surviving tenant by entirety.

The said Alva M. Smithson having died intestate June 26, 2016, leaving Shelia K. Marlowe and Wendell Paxton Smithson as her sole heirs , her estate probated in Docket No. 16P1231, Circuit Court Davidson County, Tennessee.

Affidavits of Heirship have been recorded similtaneously herewith. **20170824-0087051** **20170824-0087052**

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 169 Sheila Dr., Antioch, TN 37013

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, has 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.

File Number: FRN-175127SSO

Witness our hands this the 22nd day of August, 2017

Sheila K. Marlowe

Wendell Paxton Smithson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Sheila K. Marlowe and Wendell Paxton Smithson, the 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 and official seal, this the 22nd of August, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-06-2019