Bill Garrett Davidson County
Batch# 26326 DEEDWARR
11/16/2017 10:47:01 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20171116-0117797

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me, this 15 **day of November, 2017.**

Notary Public
My commission expires:

06-1708-76794

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Allen Thomas Smith	The Perpetual	136-15-0-029.00
3036 Runabout Drive	1838 Old Norcross Rd. #400	
Nashville TN 37217	Lawrenceville, GA 30043	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anthony L. Shirley, unmarried and Shannon M. Shirley, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tina Marie Smith, a married woman and Allen Thomas Smith, a married man community property**, hereinafter called the Grantees, their successors 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 Lot No. 62, on the Plan of Section One, Harbour Town Village, of record in Book 4675, Page 3 and 4, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Anthony L. Shirley and Shannon M. Shirley, husband and wife by deed from Terry Cornelius and wife, Saundra Cornelius, dated March 5, 2008, recorded March 28, 2008, of record in Instrument No. 20080328-0031174, Register's Office for Davidson County, Tennessee. Anthony L. Shirley and Shannon M. Shirley having since divorced.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3036 Runabout Drive, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14 day of November, 2017.

Anthony L. Shirley

Shannon M. Shirley

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Anthony L. Shirley and Shannon M. Shirley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 14 day of November, 2017.

Notary Public
State of Tennessee at Large

My Commission expires:

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020