Bill Garrett Davidson County
Batch# 35497 DEEDWARR
12/08/2017 01:47:49 PM 2 pgs
Fees: $13.00 Taxes: $222.00
20171208-0125554

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jennifer L. Holt-Morris 1012 Oakwood Rd. Joelton, TN 37080	Jennifer L. Holt-Morris 1012 Oakwood Rd. Joelton, TN 37080	021000/068.00

THIS INDENTURE, made this 7th day of December, 2017 between

Russell S. Smith, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Jennifer Holt-Morris, married

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Being part of Lot No. 30 on the Map of the Garrett Plan of Ridge Lands, located on Clarksville Pike, and described according to a copy of a survey made April 29, 1953, by J.P. Gallaher as follows:

Beginning at an intersection of U.S. Highway 41-A and the Old Nashville and Clarksville Pike at point in the south line of said Highway 41-A, and running with the middle of the Nashville and Clarksville Pike south 51 deg. east 26-14/25 poles 436.24 feet to a stake in the middle of said pike; thence north 12 deg. east 12-11/25 poles 205.26 feet to a stake in the south line of U.S. Highway 41-A; thence with the South line of said Highway, north 80 deg. West 23- 3/5 poles 389.4 feet to the beginning.

Being the same property conveyed to Russell S. Smith by Warranty Deed from James L. Dowlen, Jr. and wife, Lorie Dowlen dated 5-21-99 of record in Book 11495, Page 271, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 6541 Clarksville Pike, Joelton TN 37080.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2017 real property taxes which are to be prorated between the parties and paid at closing., and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Russell S Smith

Russell S. Smith

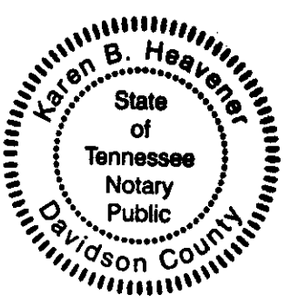
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Russell S. Smith, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 7th day of December, 2017.

Karen B. Heavener

Notary Public
My Commission Expires: 7/8/19



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $60,000.00.

Russell S Smith

Affiant

Sworn to and subscribed before me, this 7th day of December, 2017.

Karen B. Heavener

Notary Public
My Commission Expires: 7/8/19

