Bill Garrett Davidson County
Batch# 43152 DEEDWARR
01/02/2018 10:40:56 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20180102-0000226

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this 29th day of December, 2017.

Notary Public

My commission expires:
03-08-21

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Home Yield, LLC** | New Owner | **06110005000** |
| **4103 Edwards Avenue** | 4021 N. 75th Street | |
| **Nashville, TN 37216** | Suite 104<br>Scottsdale, AZ 85251 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Harriet Yvette Smith, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Home Yield, LLC**

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:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Maplewood Heights of record in Plat Book 547, pages 77 and 78, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Harriet Yvette Smith, married, by Warranty Deed from Selven Smith, Jr. and wife, Harriett Yvette Smith, dated May 16, 1995, of record in Book 9679, page 149, Register's Office for Davidson County, Tennessee. ***Selven Smith Jr., joins in this execution for the purpose of conveying all his rights and interest, marital or otherwise.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 547, pages77 and 78, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 4103 Edwards Avenue, Nashville, TN 37216.

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 in 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.

Harriet Yvette Smith Date: 12-29-2017
Harriet Yvette Smith

Selvian Smith JR Date: 12-29-2017
~~Selvian~~ Selvian Smith
Selvian Smith JR

STATE OF Tennessee

COUNTY OF Davidson

Selvian Smith JR Personally appeared before me, a Notary Public of said County and State, Harriet Yvette Smith and ~~Selvian~~ Selvian Smith, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2017.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: NOV 08 2021