Bill Garrett Davidson County
Batch# 53788 DEEDWARR
02/01/2018 11:23:55 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20180201-0010350

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT180100008

# WARRANTY DEED

GINGER BONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-20-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 31st day of January, 2018

Notary Public

MY COMMISSION EXPIRES: 6-20-2021

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Mary Frances Allen**<br>**5406 Wakefield Drive**<br>**Nashville, TN 37220** | Same As New Owner | **161-05-0-011.00** |

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 ACKNOWLEDGED, WE,

**Lonnie Richard Smith and Linda Sue Smith, as tenants in common each holding an undivided fifty percent (50%) interest**

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

**Mary Frances Allen and Charles Lee Allen, III, Wife and Husband**

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. 77 on the plan of Hillview Estates, as of record in Book 3600, Page 89, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 77 fronts 110.0 feet on the easterly margin of Wakefield Drive and extends 212.25 feet on the northerly line and 210.24 feet on the southerly line to a rear line on which it measures 110.0 feet.**

**BEING the same property conveyed to Lonnie Richard Smith and Linda Sue Smith, to be held as tenants in common each holding an undivided fifty percent (50%) interest, by Quitclaim Deed from Lonnie Richard Smith and wife, Linda Sue Smith, dated 12/6/00 and recorded 12/29/00 in Instrument No. 20001229-0127540; and being the same property previously conveyed to Lonnie Richard Smith and wife, Linda Sue Smith by Warranty Deed from Curry Dale Sullivan and wife, Anna G. Sullivan, dated 7/30/76 and recorded 8/2/76 in Book 5053, Page 195, Register's Office for Davidson County, Tennessee.**
**Power of Attorney recorded in Instrument Number 20170601-0054419, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.**

This is improved ( X) property known as **5406 Wakefield Drive, Nashville, TN 37220**
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 our hands this 31st day of January, 2018.

Lonnie Richard Smith By Linda Sue Hurd Smith attorney in fact

**Lonnie Richard Smith by Linda Sue Hurd Smith, Attorney in Fact**

Linda Sue Smith

**Linda Sue Smith**

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Sue Smith the bargainor(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 and official seal at Smyrna, Tennessee, this 31st day of January, 2018.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 31st day of January, 2018, before me personally appeared Linda Sue Hurd Smith to me known to be the person who executed the foregoing instrument in behalf of Lonnie Richard Smith as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Lonnie Richard Smith.

Witness my hand and official seal at Smyrna, Tennessee, this the 31st day of January, 2018.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018