Bill Garrett Davidson County
Batch# 67731 DEEDWARR
03/12/2018 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $621.60
20180312-0023028

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 168,000.00

Affiant Signature

Subscribed and sworn to before me on this the 9th day of March, 2017

Notary Public

My Commission expires 10 / 7 / 19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Allan Smith
2058 Panamint Dr.
Antioch, TN 37013-3532
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 14815014500

WARRANTY DEED

18NT00079

Effective the 9th day of March, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ALLAN SMITH, UNMARRIED

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

AMY ELISE BARR, A SINGLE WOMAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Haywood Forest Subdivision, recorded in Book 5050, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Allan Smith, unmarried by Deed dated November 10, 2017, from Daniel Eubank and Cheri Pilkington of record in Instrument No. 201711130115950.

Being the same property conveyed to Allan Smith, by \Warranty Deed from Daniel Eubank and Cheri Pilkington, dated 11/10/2017 and recorded 11/13/2017 as Document No. 20171113-0115950, Register's Office for Davidson County, TN.

Being the same property conveyed to Danny Lee Eubank, unmarried person, by Warranty Deed from Floyd Nelson Murrell, Sr., unmarried person, dated 04/20/1989 and recorded 04/27/1989 in Book 7826, Page 98, Register's Office for Davidson County, TN.

This is an improved property commonly known as 208 Panamint 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 9th day of March, 2018

Allan Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Allan Smith, the within named bargainer 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 at office, this the 9th day of March, 2018.

Notary Public

My commission expires: 3.10.19

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

201803120023028

Certificate of Authenticity

I, Edward A. Cooper, 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 Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY