# WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

Bill Garrett Davidson County
Batch# 72305 DEEDWARR
03/22/2018 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $961.63
20180322-0027092

**THIS INSTRUMENT WAS PREPARED BY**
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mary Kipp | Same as New Owner | Map 119-6 |
| (NAME) | (NAME) | |
| P.O. Box 50826 | | Parcel 220.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Melanie Smith and Andrew Smith, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mary Kipp,** 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. 107 on the Plan of Sterling Heights, Section Three, of record in Plat Book 1424, page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 107 fronts 63 feet on the southerly side of Jay Street and runs back between lines 194.3 feet on the east line and 194.18 feet on the west line to a dead line in the rear on which it measures 63 feet.

Being the same property conveyed to Melanie Smith, married by Warranty Deed from Randy H. Binkley, James W. Binkley, Jr., Vicky J. Hall, Cynthia Lane and Penny Vanasse, filed for record on June 1, 2009 as Instrument No. 20090601-0049907, Register's Office for Davidson County, Tennessee.

Andrew Smith joins in executing this deed to convey any and all maritial rights he may have in subject property.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 55 Jay Street, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 21st day of March, 2018.

Melanie Smith

Melanie Smith

Andrew Smith

Andrew Smith

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## ACKNOWLEDGMENT

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named, **Melanie Smith and Andrew Smith,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 21st day of March, 2018.

Notary Public Robert L. Scruggs

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

My Commission Expires: _____

File No.: 38577

# Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

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.

Robert L Scruggs

*Signature*

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
*Notary's Name*

state, Robert L. Scruggs, who acknowledges that this certification of an electronic
*Signer's Name*

document is true and correct and whose signature I have witnessed.

*Notary Signature*

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

