Bill Garrett Davidson County
Batch# 73408 DEEDWARR
03/26/2018 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $314.50
20180326-0028153

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this 23rd day of March, 2018.

Notary Public
My commission expires: 5/17/21

06-1803-76876

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nashville Homes, LLC	Nashville Homes, LLC	05-04-0-193.00
1113 Arrowhead Dr.	1113 Arrowhead Dr.	
Brentwood, TN 37027	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **George R. Adams, Jr., Successor Trustee of the Charlie R. Smith and Marlene J. Smith Revocable Trust, dated January 25, 2012, and as amended by the First Amendment and Complete Restatement of the Charlie R. Smith and Marlene J. Smith Revocable Trust, dated October 6, 2015, and as further amended by the Second Amendment to the Charlie R. Smith and Marlene J. Smith Revocable Trust, dated January 9, 2017**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nashville Homes, LLC**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in the 2nd, formerly the 14th, Ward of the City of Nashville, Davidson County, Tennessee, being the westerly half of Lot No. 51, on the Plan of Revised Plan of Trimble's National Hill Addition, of record in Book 21, Page 121, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of said Lot 51 fronts 25 feet on the South side of Garden Street and runs back between parallel lines 120 feet.

Being the same property conveyed to Charlie R. Smith by deed from Dr. J. L. Young, dated October 14, 1980, recorded October 15, 1980, of record in Book 5664, Page 479, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Charlie R. Smith and Marlene J. Smith, as Trustees of the Charlie R. Smith and Marlene J. Smith Revocable Trust, dated January 25, 2012 by Quitclaim Deed from Charlie R. Smith, dated February 1, 2012, recorded February 7, 2012, of record in Instrument No. 20120207-0011115, Register's Office for Davidson County, Tennessee. The said Marlene J. Smith having since died and predeceased Charlie R. Smith. The said Charlie R. Smith having since died testate on November 8, 2017. His will is currently being probated in the Circuit Court of Davidson County, Tennessee, Docket No. 17P2128.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7 Garden Street, Nashville, TN 37210.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 23 day of March, 2018.

Stephen S. Englert, in his capacity as Executor of the Estate of Charlie R. Smith, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

George R. Adams, Jr., Successor Trustee
Trustee of the Charlie R. Smith
and Marlene J. Smith Revocable
Trust, dated January 25, 2012

Stephen S. Englert, Executor
Stephen S. Englert, Executor of the
Estate of Charlie R. Smith

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named George R. Adams, Jr., Successor Trustee of the Charlie R. Smith and Marlene J. Smith Revocable Trust, dated January 25, 2012, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet Tennessee, this 23 day of March 2018.

Notary Public
State of Tennessee at Large

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

My Commission expires:

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 Stephen S. Englert, Executor of the Estate of Charlie R. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville Tennessee, this 23rd day of March 2018.

Notary Public at Large

My commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Jason Nguyen, 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 Wilson

Personally appeared before me, Cheri D. Bayer, a notary public for this county and state, Jason Nguyen, 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: _____

{Notary' Seal}

