WARRANTY DEED

Bill Garrett Davidson County
Batch# 84488 DEEDWARR
04/25/2018 09:44:30 AM 2 pgs
Fees: $13.00 Taxes: $375.92
20180425-0038820

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $101,600.00.

Affiant

Subscribed and sworn to before me this 24th day of April, 2018.

Notary Public
My Commission expires: 5-3-19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 111 Fain Street Trust	SAME	093-16-0-326.00
P.O. Box 160772		
Nashville, TN 37216	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Nancy J. Smith**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Amanda Dean, as Trustee for The 111 Fain Street Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 9 on the plan of Bransford Realty Company's Re-Subdivision of Weakley Warren's Re-Subdivision of Block "D" Hermitage Addition, of record in Book 421, page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 9 is more particularly or accurately described as beginning at a point on the south side of Fain Street 262 feet east of the intersection of Fain and Donelson Streets, running thence southerly 190 feet, more or less to Warren Avenue (shown on said plan as a 50 foot alley) 33 feet to a point, thence northerly 190 feet, more or less, to a point on the southern margin of Fain Street; thence easterly along the southerly margin of Fain Street to the point of beginning and being.

Being the same property conveyed to Yancy Smith and wife, Ruth Smith, by deed from Philip Klott, on May 25, 1943, of record in Book 1250, page 344, Register's Office for Davidson County, Tennessee. Yancy Smith having since died leaving said property to Ruth Smith by right of survivorship. Ruth Smith died intestate on April 13, 2004 leaving as her sole heirs at law, Nancy J. Smith and Ruth Queen Smith. Affidavit of Heirship being of record in Instrument Number 20101228-0103050, Register's Office for Davidson County, Tennessee. Tha said Rurth Queen Smith having died testate on May 18, 2017. Her Last Will and Testament was entered into probate on August 29, 2017, at Cause No. P-9321 Chancery Court for Williamson County Tennessee, Probate Division, devising her interest in said property solely to Nancy J. Smith.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 421, page 58, Register's Office Davidson County, Tennessee.

This is improved property known as: **111 Fain Street, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 20, 2018.

Nancy J. Smith

Nancy J. Smith

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nancy J. Smith** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 20, 2018

My commission expires 5-5-19

Notary Public

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone — My commission expires: 5-3-2021

Notary's Signature

JULIE COONE
NOTARY PUBLIC
TENNESSEE
MARSHALL COUNTY, TENN.

201804250038820