Bill Garrett Davidson County
Batch# 111074 DEEDWARR
06/29/2018 03:11:14 PM 2 pgs
Fees: $13.00 Taxes: $980.50
20180629-0063342

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: M177232Q

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-LB-18-1513

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Subscribed and sworn to before me, this the 28th day of June, 2018

Notary Public
My Commission Expires: 7/6/20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ruby Ingle Smith 1513 Birdwell Drive Goodlettsville, TN 37072	new owner	033-05-020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Randy B. Jones and wife, Sandra G. Jones,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ruby Ingle Smith, Tenants by the Entirety**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 20 on the Plan of Birdwell Subdivision, Phase Two, of record in Plat Book 8250, Page 409, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Randy B. Jones and wife, Sandra G. Jones by Warranty Deed from Dale Kimbrough and wife, Donna G. Kimbrough, recorded on the 23rd day of February, 2001 in Instrument No. 20010223-0017249, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1513 Birdwell Drive, Goodlettsville, TN 37072.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 2018.

Randy B. Jones

Sandra G. Jones

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randy B. Jones and Sandra G. Jones, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of June, 2018.

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/8/2021