Bill Garrett Davidson County
Batch# 119165 DEEDWARR
07/23/2018 10:36:34 AM 2 pgs
Fees: $13.00 Taxes: $784.40
20180723-0071383

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00.

Kayla Holder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2018.

Margarita Clare
Notary Public
MY COMMISSION EXPIRES: 01/03/2022
File No. G18-2751

MARGARITA CLARE NOTARY PUBLIC ALABAMA STATE AT LARGE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Willie B. Harris, Jr. (NAME)	Willie B. Harris, Jr. (NAME)	052-01-0-130.00
513 Idlewild Avenue (STREET ADDRESS)	513 Idlewild Avenue (STREET ADDRESS)	
Nashville, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37115 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, I, **Claudie Gene Smith**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Willie B. Harris Jr, married.**, 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:

Being Lot No. 9 on the Plan of Block "F" Crittenden Estates, of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Claudie Gene Smith and wife, Agnes Marie Roberts Smith by Deed dated January 28, 2004, recorded January 30, 2004, in Instrument Number 20040130-0011933, in the Register's Office of Davidson County, Tennessee. The said Agnes Marie Roberts Smith died March 28, 2016, vesting the subject property in Claude Gene Smith as surviving tenant.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee.

2. Easements for Sanitary Sewer and Storm Drainage of record in Book 3855, Page 857 and Book 4122, Page 463, Register's Office for said County.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Claudie Gene Smith is signed by his/her duly appointed Attorney-in-fact Terry Smith Mitchell, pursuant to the Power of Attorney recorded in Instrument No. 20180723-0071382 said Register's Office.

This is improved property, known as 513 Idlewild Avenue, Nashville, TN 37115.

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.

Witness ~~my/our~~ hand(s) this 18th day of July, 2018.

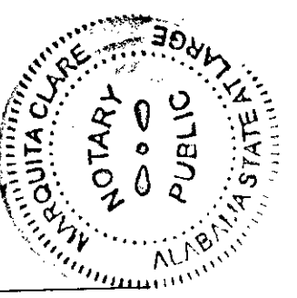
Terry Smith Mitchell 7-18-18

Claudie Gene Smith by Terry Smith Mitchell, Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF MADISON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Terry Smith Mitchell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 18th day of July, 2018.



Marquita Clare

Notary Signature
My commission expires: 01/03/2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066