STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration or value, whichever is greater, is **$250,000.00** (Two Hundred Fifty Thousand).

Adam Smith
AFFIANT

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

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC MY COMMISSION EXPIRES: My Commission Expires SEPT. 7, 2020

(NOTARY SEAL)

Bill Garrett Davidson County
Batch# 120241 **DEEDWARR**
07/24/2018 01:06:05 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20180724-0072145

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Adam Smith and Phyllis Smith 5224 Buena Vista Pike Nashville, TN 37218	Fairway Independent Mortgage Corp. 4201 Marsh Lane Carrollton, TX 75007	04900013600

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE, **WALLACE D. MCDANIEL AND WIFE, ELLEN S. MCDANIEL,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ADAM SMITH AND PHYLLIS SMITH, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Property located in the 1st Councilmanic District of Davidson County, Tennessee. Being shown as parcel 136.00 on Davidson County Property Map 49, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated August 31, 2007 and known as Job No. 07-0128, as follows:

BEGINNING at an existing iron pin in the easterly right-of-way of Buena Vista Pike at the Northwest corner of the herein-described tract. Said pin being the Southwest corner of the J.C. Smith, Jr. Phase 2 Subdivision of record in P.B. 11190, Pg. 99, R.O.D.C., TN. Thence from said POINT OF BEGINNING, leaving Buena Vista Pike with the southerly line of the Smith Subdivision, N 82 deg. 10'41" E 586.74 feet to a point in Whites Creek; Thence with said creek, S 34 deg. 03' 23" E 85.03 feet to a point in the creek; Thence S 36 deg. 13' 24" E 58.57 feet to a point in the creek; Thence S 39 deg. 40' 22" E 79.19 feet to a point in the creek at the Northeast corner of the Thomas E. Inman property of record in Book 8044, Pg.860, R.O.D.C., TN. Thence leaving the creek with the northerly line of Inman, S 81 deg. 20' 28" W 696.39 feet to an iron pin set in the easterly right-of-way of Buena Vista Pike; Thence with said right-of-way, N 07 deg. 10' 10" W 205.25 feet to the POINT OF BEGINNING, containing 2.94 acres, more or less.

Being the same property conveyed to Wallace D. McDaniel and wife, Ellen S. McDaniel by deed from Robert C. Donnell, married, and Betty Sanders Donnell of record in Instrument No. 20070920-0112684, dated September 11, 2007 and recorded September 20, 2007, Register's Office for Davidson County, Tennessee.

Being also known as 5224 Buena Vista Pike, Nashville, Tennessee 37218.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **5224 BUENA VISTA PIKE** **NASHVILLE, TN 37218**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number

WITNESS, this 23rd day of July, 2018

Wallace D. McDaniel

Ellen S. McDaniel

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 23rd day of July, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Wallace D. McDaniel and Ellen S. McDaniel** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 23rd day of July, 2018.

JEFFREY A. MISSIM
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

Commission Expires: _____

LTSR Number