Bill Garrett Davidson County
Batch# 124443 DEEDWARR
08/03/2018 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20180803-0076365

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Lois Ann Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~2ND~~ 1ST DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

ZARA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0666

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jaimee Arroyo , married	NEW OWNER	#06409014900, #06409008500, #06409008300, #06409008400 and #06409007600
(NAME) 119 Commerce St.	(NAME) 119 Commerce St.	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($150,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LOIS ANN SMITH, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAIMEE ARROYO , 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:

Map #06409014900 (Lots 19, 21, 23, 25); Map #06409008500 (Lots 24, 26); #06409008300 (Lots 16, 18); #06409008400 (Lots 20, 22)
Land in Fifteenth Councilmanic District of Davidson County, Tennessee, and being Lots 16 and 18 through 26, Block "L" and a portion of an undeveloped alley of the map of Hadley Bend City of record in Plat Book 421, page 120, R.O.D.C., TN, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated September 27, 2004, and revised November 18, 2004, and known as Job No. 030244 as follows:

Beginning at an iron pin set on the easterly margin of Hermitage Avenue, said point of beginning being the westernmost common corner of Lots 17 and 19 of said Block "L" Hadley Bend City; thence N 85 deg. 46' 57" E 160.00' to an iron pin; thence with the easterly line of an undeveloped alley N 04 deg. 18' 13" W 71.47' to an iron pin; thence S 80 deg. 33' 31" E 154.42' to an iron pin set on the westerly margin of Church Street (undeveloped); thence with the margin of Church Street (undeveloped) S 04 deg. 18' 13" E 135.00' to an iron pin set on the northerly margin of South Street (undeveloped); thence with the margin of South Street (undeveloped) S 85 deg. 46' 57" W 310.00 ft. to an iron pin; thence with the easterly margin of the said Hermitage Street N 04 deg. 18' 13" W 100.00' to the point of beginning, containing 0.89 acres, more or less.

Included but excluded from the above description is any portion thereof dedicated to the public for street or alley purposes.

Being the same property conveyed to Lois Smith and husband, James Edward Smith, by Quitclaim Deed from Lois Smith, Trustee, Pat Hutton and Lois Smith, of record in Instrument 20050509-0052156, said Register's Office, dated April 26, 2005. And being the same property conveyed to Lois Smith, Trustee, Pat Hutton and Lois Smith by Executor's Quitclaim Deeds of record in Instrument 20021220-0157419, Instrument 200212200157420, Instrument 20021220-0157422 and Instrument 20021220-0157421, said Register's Office. The said James Edward Smith died April 15, 2018, and title vested in Lois Smith as surviving tenant by the entirety.

Map #06409007600 (Lots 13,14,15,17)
Land in Davidson County, Tennessee, being Lots 13, 14, 15 and 17 of Block "L" on the Map of Hadley Bend City, of record in Book 421, Page 120, Register's Office for said County, and more particularly described with reference to a survey of T. R. Sanford, Surveyor, dated March 16, 1960, as follows:

Beginning at a point in the easterly margin of Hermitage Street (unimproved), said point being 200 feet more or less north of the northeast corner of said Hermitage Street and South Street (unimproved) as measured along the easterly margin of said Hermitage Street, thence with said margin of Hermitage Street 100 feet more or less in a southerly direction to a point in the common dividing line between lots 17 and 19, thence in an easterly direction 150 feet to the westerly margin of a 10 foot alley, thence with said margin of said alley in a northerly direction 72 feet more or less to a point in the centerline of a creek or branch, thence with the centerline of said creek or branch in a westerly direction 85 feet more or less to a point, thence in a westerly direction with the northerly margin of Lot 13, 70 feet more or less to the point of beginning.

Being the same property conveyed to James Edward Smith and wife, Lois Ann Smith, by deed from Oscar John Gilpatrick and wife, Olene R. Gilpatrick of record in Book 3882, Page 781, said Register's Office, dated April 21, 1965. The said James Edward Smith died April 15, 2018, and title vested in Lois Smith as surviving tenant by the entirety.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 421, Page 120, said Register's Office.

Lois Ann Smith and Lois Smith being one and the same person.

unimproved ☐
This is improved ☒ property, known as 4124 Hermitage Street; 0 Church Street; & 0 Hermitage Street, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 ~~2nd~~ 1st day of August, 2018.

Lois Ann Smith

Lois Ann Smith

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 Lois Ann Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 2018.

My Commission Expires: 5-2-22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.