Karen Y Johnson Davidson County
Batch# 140972 DEEDWARR
09/14/2018 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $3,041.40
20180914-0091616

True Copy Certification

I, Matthew G. Noggle, 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, Brooke Stackpole, a notary public for this county and state, Matthew G. Noggle 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: 9/7/21

Notary Seal

BROOKE STACKPOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $822,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 Day of September, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/22

(AFFIX SEAL)

MATTHEW GARDNER NOGGLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires FEB 08 2022

THIS INSTRUMENT WAS PREPARED BY
Matthew G. Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 06-18-0013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James G Smith	James G Smith	117-13-B-094
(NAME) 306 St. James Park	(NAME) 306 St. James Park	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Twenty-Two Thousand And No/100 Dollars ($822,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ADDISON K MAY AND KENDRA G MAY, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES G SMITH, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 306 on the Plan of Abbottsford, Phase One, of record in Book 6250, Page 419 through 421, amended in Book 6591, Page 347; Book 6771, Page 683; and Book 6800, Page 164, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Addison K. May and wife, Kendra G. May, by Warranty Deed from Ronald L. Huff and wife, Donna F. Huff, of record in Instrument No. 20010626-0067356, in the Register's Office of Davidson County, Tennessee, dated June 18, 2001 and recorded on June 26, 2001.

unimproved ☐
This is improved ☒ property, known as 306 St. James Park, Nashville, TN 37215
(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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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.

IN WITNESS WHEREOF, Grantors have executed this Deed effective as of September 15, 2018

Addison K. May

Kendra G. May

STATE OF North Carolina

COUNTY OF Mecklenburg

On this 13th day of September, 2018, before me, the undersigned, a Notary Public in and for state aforesaid, personally appeared Addison K. May, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person who executed the within instrument as the within named Grantor.

WITNESS my hand and seal this 13th day of September, 2018.

Notary Public

My Commission Expires: 10/28/2018

STATE OF Tennessee

COUNTY OF Davidson

On this 14th day of September, 2018, before me, the undersigned, a Notary Public in and for state aforesaid, personally appeared Kendra G. May, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person who executed the within instrument as the within named Grantor.

WITNESS my hand and seal this 14th day of September, 2018.

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Notary Public

My Commission Expires: 3/8/2022