WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 146449 DEEDWARR
09/28/2018 01:44:56 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20180928-0096412

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-29-2020

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Please ret → Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Patrick H. Stephens and Susan B. Stephens	Highlands Residential Mortgage, LTD	83-14-276
(NAME)	(NAME)	
1909 Boscobel Street	12001 N. Central Expressway, Suite #750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182653

For and 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, Jimmy R. Smith, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Patrick H. Stephens and Susan B. Stephens, husband and wife**, 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. :

Land in Davidson County, Tennessee, being Lot No. 372 on the plat of Edgefield Land Company's Third Subdivision at Plat Book 57, page 152, said Register's Office, Davidson County, Tennessee.

Said Lot No. 372 fronts 50 feet on the northerly margin of Boscobel Street, formerly Rothschild Ave., and extends back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Jimmy R. Smith and wife, Margie Lee Smith by deed from Mary Lou Gibbs Davis, unmarried, the surviving tenant of the entirety, dated September 11, 1985, of record in Book 6653, page 185, Register's Office for Davidson County, Tennessee. The said Margie Lee Smith having since died on October 27, 2014, leaving Jimmy R. Smith as surviving tenant by the entirety.

Unimproved ☐

This is improved ☒ property, known as 1909 Boscobel Street, Nashville, TN 37206
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of September, 2018

Jimmy R. Smith

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jimmy R. Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th of September, 2018.

Notary Public
My Commission Expires:

