This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 150114 **DEEDWARR**
10/09/2018 11:22:22 AM 2 pgs
Fees: $13.00 Taxes: $1,816.70

20181009-0100003

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $491,000.00.

Affiant

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn before me this the 5 day of October, 2018.

Notary Public
My commission expires: 11-5-19

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John T. Humphrey 2601 Lakeshore Drive Old Hickory, TN 37138	New Owner	053-08-0 048.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JONATHAN SMITH AND ALISON HARLAN-SMITH, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOHN TODD HUMPHREY AND ANGELA EATON DAVIDSON, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being a plot 97 feet by 140 feet along the westerly line of the alley in the center of the block on the north side of Pitts Avenue, and between 26th and 28th Streets and further being parts of lots No. 3, 4, 5, in Block 21 on map of the Dabbs and E. Elliotts property at Old Hickory, of record in Map Book 547, Page 127, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Beginning at a point in the northerly side of Pitts Ave. distant westerly from the westerly line of 28th St. 154 feet, which point is the westerly corner of the alley and running thence northerly and along the westerly line of the alley above referred to, a distance of 140 feet across the rear of lots 3, 4, 5, block 21 on above map, thence westerly thru lot 3, and parallel to the side lines of lot 3, and toward 26th St., a distance of 97 feet to a point, thence, southerly and parallel to the first course a distance of 140 feet to the northerly line of Pitts Ave., thence easterly and along the north line of Pitts Ave., 97 feet to the corner of the alley, the point or place of beginning and including "one" 1/2 inch water tap as conveyed in Deed of record in Book 1490, Page 143, said Register's Office.

Being the same property conveyed to Jonathan Smith and wife, Alison Harlan-Smith, by deed from Morris Earl Ayers, III and wife, Jessica Ayers, dated 07/01/2016, of record in Instrument No. 20160714-0072142, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2601 Lakeshore Drive, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

AHS by SS, AIF

Witness my hand this the 5th day of October, 2018.

Jonathan Smith

Alison Harlan-Smith by Jonathan Smith her attorney in fact
Alison Harlan-Smith
BY: Jonathan Smith as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jonathan Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of October, 2018.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5th day of October, 2018, before me, the undersigned Notary Public in and for said County and State, personally appeared Jonathan Smith with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Alison Harlan-Smith by Specific POWER OF ATTORNEY dated September 22, 2018, and who acknowledged that he executed the same as the free act and deed of Alison Harlan-Smith.

Witness my hand and official seal this 5th day of October, 2018.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206