WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 151820 **DEEDWARR**
10/16/2018 03:12:35 PM 2 pgs
Fees: $13.00 Taxes: $617.90

20181016-0102568

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2018.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-091232

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nathan McDaniel and Linda McDaniel	NEW OWNER	
(NAME)	(NAME)	
3136 Ewingdale Dr.		060-01-0-047.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Sixty-Seven Thousand And No/100 Dollars ($167,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ORVILLE V. SMITH, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NATHAN MCDANIEL AND LINDA MCDANIEL, 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. 3 on the Plan of Section Two, Aldrich Heights of record in Plat Book 2133, Page 128, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 145 feet on the North side of Ewing Lane, and runs back between lines 174.57 feet on the East line and 195.78 feet on the West line to a dead line in the rear on which it measures 175 feet.

Being the same property conveyed to Orville V. Smith and wife, Margaret Smith by Warranty deed from John Roy Claibourne and wife, Ozzie Mai Claibourne of record in Book 4369, page 807, Register's Office for Davidson County, Tennessee, dated October 03, 1969 and recorded on October 03, 1969.

Margaret Smith having since passed on June 11, 2002, leaving the said property to Orville V. Smith.

Orville V. Smith having since remarried to Sammie Ruth Garner, but pursuant to the Prenuptial Agreement dated January 11, 2007, Sammie Ruth Garner has no interest or claim to the said property.

unimproved ☐
This is improved ☒ property, known as 425 Ewing Drive, Nashville, TN 37207
(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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Orville V. Smith, unmarried this 11th day of October, 2018

Orville V. Smith
Orville V. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 11th day of October, 2018, before me personally appeared Orville V. Smith, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of October, 2018.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

