Record + Return To:

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1816

Karen Y Johnson Davidson County
Batch# 152235 DEEDWARR
10/17/2018 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20181017-0103190

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2018

Notary Public
My Commission Expires: 7/6/2020

BRIA I SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Wayne A. Smith and Gyuhee Kim 728 Gateview Ave Albany, CA 94706	Wells Fargo Bank, N.A. 2701 Wells Fargo Way MAC X9999-016 Minneapolis, MN 55467	073-12-0-099

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Estate of Timothy Lee Wallace**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Wayne A. Smith and Gyuhee Kim, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in the 3rd, formerly 2nd, Civil District of Davidson County, Tennessee, being the northerly half of Lot No. 17 and 18 on the Plan of Sunset View, not of record, described according to a survey made by J. W. Carrigan, surveyor, October 26, 1945, as follows: BEGINNING on the easterly margin of McGavock Pike at the corner of Lot Nos. 18 and 19; thence with said Pike southwardly 150 feet; thence eastwardly 429 feet, more or less, to the top of bluff and down said bluff to a low water mark on Cumberland River; thence with said low water mark northwardly 138.9 feet, more or less, to the corner of Lot Nos. 18 and 19; thence with the line between said two lots westwardly to the top of bluff and continuing in the same direction, 428.1 feet to the beginning.

Being the same property conveyed to Timothy Lee Wallace, individually and as sole beneficiary and devisee by Executor's Quitclaim Deed from Timothy Lee Wallace, Executor of the Estate of Louise Hunley aka Louise Robertson Hunley aka Ella Louise Hunley, dated July 22, 2016, recorded July 25, 2016, of record in Instrument No. 20160725-0076295, Register's Office for Davidson County, Tennessee.

The said Timothy Lee Wallace having since died intestate on July 6, 2017, (see Docket No. 17P-1721 in the Seventh Circuit Court for Davidson County, Tennessee). Pursuant to the Affidavits of Heirship recorded as Instrument Nos. 201810170103187 and 201810170103188, Register's Office for Davidson County, Tennessee, and by operation of law, title to the property has vested unto Linda G. Wallace.

The said Linda G. Wallace having since died intestate on August 14, 2017, (see Docket No. 17P-1735 in the Seventh Circuit Court for Davidson County, Tennessee). Pursuant to the Affidavits of Heirship recorded as Instrument Nos. 201810170103186 and 201810170103189, Register's Office for Davidson County, Tennessee, and by operation of law, title to the property has vested unto Donald E. Wallace, Shelia G. Scott, and William P. Wallace.

This is ☒ improved or ☐ unimproved property located at: **2948 McGavock Pike, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 15th day of October, 2018.

GRANTOR:

Estate of Timothy Lee Wallace

By: Donald Eugene Wallace

Donald Eugene Wallace, Personal Representative/Heir at Law

By: Shelia Gale Scott

Shelia Gale Scott, Personal Representative/Heir at Law

By: William Phillip Wallace

William Phillip Wallace, Personal Representative/Heir at Law

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donald Eugene Wallace, Shelia Gale Scott, and William Phillip Wallace, Personal Representative/Heir at Laws of Estate of Timothy Lee Wallace, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of October, 2018.

CHRISTOPHER BRADLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)