RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 153997 DEEDWARR
10/25/2018 10:04:35 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20181025-0105718

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2018.

Notary Public

MY COMMISSION EXPIRES: 8-20-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ephriam M. Grigsby	New owner	096-06-0-051.00
(NAME)	(NAME)	
2839 Colonial Cir.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Larry Junior Smith and Deborah Walker-Smith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ephriam M. Grigsby and Deborah P. Grigsby, 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. 38 on the Plan of Colonial Village, of record in Plat Book 1424, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Larry Junior Smith and Deborah J. Walker by Warranty deed from Jane B. Eakes, unmarried, of record in Instrument No. 20030814-0117063, Register's Office for Davidson County, Tennessee, dated August 13, 2003, and recorded on August 14, 2003.

Being the same property conveyed to Deborah J. Walker by Quit Claim deed from Larry Junior Smith and Deborah J. Walker of record in Instrument No. 20061002-0121368, Register's Office for Davidson County, Tennessee, dated September 19, 2006, and recorded on October 02, 2006.

Being the same property conveyed to Deborah J. Walker and Larry Junior Smith by Quit Claim deed from Deborah J. Walker of record in Instrument No. 20061002-0121370, Register's Office for Davidson County, Tennessee, dated September 19, 2006, and recorded on October 02, 2006.

Deborah J. Walker has since married and is now known as Deborah Walker-Smith.

unimproved ☐

This is improved ☑ property, known as 2839 Colonial Cir., Nashville, TN 37214
(House Number) (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.

Witness our hands this 28th day of September, 2018.

Larry Junior Smith

Deborah Walker-Smith

STATE OF TENNESSEE

COUNTY OF Davidson

On this 28th day of September, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larry Junior Smith and Deborah Walker-Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
07-08-2019

Notary Public

JILL BRANYAN
State of Tennessee Notary Public
Davidson County
My Commission Expires 07/08/2019