Karen Y Johnson Davidson County
Batch# 176138 DEEDWARR
12/19/2018 03:26:28 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20181219-0123509

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2018.

Notary Public
MY COMMISSION EXPIRES: 7/6/20
File No. G18-3949

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert Grace and Christy Howard Grace (NAME)	new owners (NAME)	11-121
1603 Lischey Avenue (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Virginia Smith Wood and Terri Smith Russell, Trustees of the James Willard Smith Investment Services Trust dated February 20, 2018,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT L GRACE AND CHRISTINE GRACE aka CHRISTINE HOWARD GRACE, 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:

Said real estate is located in Davidson County, Tennessee, and is more particularly described as , follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee. BEGINNING at an iron pin in the fence line on the west margin of Baker Road, same being the . S.E. corner of this tract of land thence leaving the road and crossing Mansker Creek, S. 62 degrees west 72.0 feet to an iron pin in bank; thence N. 69 degrees west 99.5 feet to an iron pin; thence N. 21 degrees west 38 feet to an iron pin; thence up the hill S. 65 degrees 40' west 294.1 feet to an iron pin in a pasture approximately 75 feet south of a gate entrance in the fence line; thence angling up the side of a sill south 38 degrees W. 553 feet to an iron pin in the original south fence line thence, north 77 degrees 15' W. 12 feet to a large tree in fence line a comer in the original deed; thence S. 73 degrees west 1141.8 feet (GENERALLY WITH OLD FENCE LINE) to a fence post; thence N. 26 degrees west 396 feet . ' (DOWN A STEEP HILL) to a fence post; thence N. 54 degrees 30' B. 630.9 feet to a set rock thence N. 70 degrees east 376.2 feet to a set rock; thence N. 44 degrees east 386.1 feet to a stake thence N. 61 degrees east 132 feet to a stake; thence N. 67 degrees east 161.7 feet to a dead tree in the fence line; thence east 188.1 feet to a point in Mansker Creek (AN IRON PIN SET ON SOUTH BANK ' OF CREEK BY SYCAMORE STUMP) thence S. 51 degrees east 480 feet (CROSSING THE CREEK TO NORTH BANK AND THENCE BACK INTO THE CENTER OF CREEK TWO IRON PINS SET ON LINE) to a point in the center of creek; thence N. 30 degrees E. 29.5 feet to an iron pin near an old walnut tree on the east side of Mansker Creek and in the west R.O.W. of Baker Road being 25 feet to a nail set as a reference in the center of road; thence with the apparent R. O. W. of Baker Road and old fence line S. 33 degrees E. 56 feet to an iron pin in

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RT18-2154

fence line; thence continuing with west way of road S. 33 degrees E. 100 feet to an iron pin the point of beginning containing 25.35, more or less, acres. ~

Being the same property conveyed to Virginia Smith Wood and Terri Smith Russell, Trustees of the James Willard Smith Investment Services Trust dated February 20, 2018 by Deed dated February 20, 2018 from James Willard Smith, recorded February 26, 2018, in Instrument Number 20180226-0017695, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2154 Baker Road, Goodlettsville, TN 37072.

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.

Witness my/our hand(s) this 14th day of December, 2018.

Virginia Smith Wood and Terri Smith Russell, Trustees of the James Willard Smith Investment Services Trust

By: Virginia Smith Wood
Virginia Smith Wood, Trustee

STATE OF Florida
COUNTY OF Manatee

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Virginia Smith Wood, Trustee of Virginia Smith Wood Trustee of the James Willard Smith Investment Services Trust dated February 20, 2018, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of December, 2018.

Erin A Reed Notary Public

My Commission Expires: 08-18-2022

ERIN A. REED
MY COMMISSION # GG 223103
EXPIRES: August 18, 2022

Witness my/our hand(s) this 14th day of December, 2018.

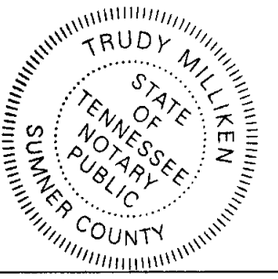
Virginia Smith Wood and Terri Smith Russell, Trustees of the James Willard Smith Investment Services Trust

By: Terri Smith Russell, Trustee
Terri Smith Russell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Terri Smith Russell, Trustee of the James Willard Smith Investment Services Trust dated February 20, 2018, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of December, 2018.



_____ Notary Public

My Commission Expires: 7/19/2021

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066