Karen Y Johnson Davidson County
Batch# 179972 DEEDWARR
01/02/2019 03:45:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20190102-0000505

WARRANTY DEED

File No. RW0004413

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Jacobs, Jr. & Randall C. Morgan	Randall C. Morgan	105-13-0-171.00
(NAME)	(NAME)	
1011 S Douglas Ave	1203 Kirkland Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37204	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Herbert A. Smith, Emory W. Smith, Jr., Charles E. Smith, Ronald L. Smith, Marietta S. Wilson, Pauline S. Wiggins, Fantasia N. Smith, LaShonda M. Patton and Ashley R. Ingram,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert S. Jacobs, Jr. and Randall C. Morgan,** HEREINAFTER CALLED THE GRANTEE, 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 Map Showing Subdivision of Lots No. 17 and 18 on the Plan of The McAlister Property of record in Plat Book 421, Page 193, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 59.3 feet on the Southerly side of Douglas Avenue, formerly Florence Avenue, and runs back with the Westerly margin of an alley, 171 feet to another alley in the rear, measuring 60 feet thereon.

Being the same property conveyed to Emory W. Smith and wife, Mary E. Smith by Warranty deed from Radnor Lumber Company of record in Book 3538, page 231, Register's Office for Davidson County, Tennessee, dated May 14, 1963 and recorded on May 16, 1963. Emory W. Smith subsequently died on January 30, 1987, leaving Mary E. Smith as surviving tenant by the entirety. Mary E. Smith died intestate on November 20, 2010, leaving the following surviving heirs at law: Emory W. Smith, Jr., Charles E. Smith, Ronald L. Smith, Marietta S. Wilson, Pauline S. Wiggins, Herbert A. Smith, Fantasia N. Smith, LaShonda M. Patton, and Ashley R. Ingram. SEE ALSO: Affidavits of Heirship recorded at Instrument Nos. __201901020000501_____ and __201901020000502____, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations and (2) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

The subject property was not the marital residence of any Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

unimproved ☐
This is improved ☒ property, known as 1011 S. Douglas Ave. Nashville, TN 37204

(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 hand this 20th day of December, 2018.

Charles E Smith by Herbert A Smith

Charles E. Smith, by Herbert A. Smith, attorney in fact attorney in fact

Herbert A Smith

Herbert A. Smith

Ronald L Smith by Kim D Smith

Ronald L. Smith, by Kim D. Smith, Attorney in fact attorney in fact

Emory W Smith Jr

Emory W. Smith, Jr.

Fantasia N Smith

Fantasia N. Smith

Marietta S. Wilson

Marietta S. Wilson

Ashley R Ingram

Ashley R. Ingram

Pauline S Wiggins

Pauline S. Wiggens

LaShonda M. Patton

LaShonda M. Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Herbert A. Smith, Emory W. Smith, Jr., Marietta S. Wilson, Fantasia N. Smith, Pauline S. ~~Wiggens~~ Wiggins, Ashley R. Ingram, and LaShonda M. Patton, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 20th day of December, 2018.

JOSHUA L HUNTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-5-2022

Notary Public

My commission expires:

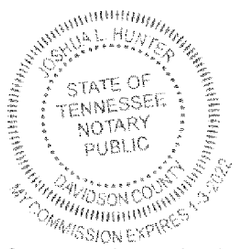
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Herbert A. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Charles E. Smith, and that this instrument was executed on behalf of the said Charles E. Smith for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _____201901020000503_____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 20th day of December, 2018.

Notary Public_____

My Commission Expires:



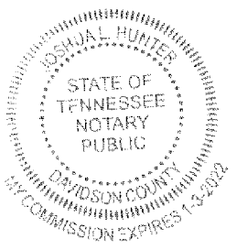
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kim D. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Ronald L. Smith a/k/a Ronald Smith, and that this instrument was executed on behalf of the said Ronald L. Smith a/k/a Ronald Smith for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _____201901020000504_____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 20th day of December, 2018.

Notary Public_____

My Commission Expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and states that as of the date of execution of the Instrument herein: (1) the document to which this Affidavit is attached is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown, (2) that this execution is proper and within the scope of the Power of Attorney referenced in this Instrument, and (3) that pursuant to the terms and provisions of T.C.A §34-6-105(c) of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of this Instrument and other Instruments related to this transaction, Affiant had no knowledge or notice of the termination of the Power of Attorney, either by revocation or by the principal's death.

Herbert A. Smith, Affiant

WITNESS my hand and seal this 20th day of December, 2018.

Notary Public
My Commission Expire: _____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and states that as of the date of execution of the Instrument herein: (1) the document to which this Affidavit is attached is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown, (2) that this execution is proper and within the scope of the Power of Attorney referenced in this Instrument, and (3) that pursuant to the terms and provisions of T.C.A §34-6-105(c) of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of this Instrument and other Instruments related to this transaction, Affiant had no knowledge or notice of the termination of the Power of Attorney, either by revocation or by the principal's death.

Kim D. Smith, Affiant

WITNESS my hand and seal this 20th day of December, 2018.

Notary Public
My Commission Expire: _____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

Tennessee Certification of Electronic Document

I, Robert L. Scruggs (Signer's Name), do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Robert L Scr
(Signature)

State of Tennessee
County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Robert L. Scruggs (Signer's name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Notary Signature)

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020