WARRANTY DEED

Karen Johnson Davidson County
Batch# 198430 DEEDWARR
02/25/2019 10:01:43 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20190225-0016629

O-RH-19-1017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20 (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua Kilby and Justin Miller	NEW OWNER	
(NAME)	(NAME)	
212 N. Oak Street		**082-03-0-124.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOBBY JOE SMITH, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA KILBY AND JUSTIN MILLER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4 on the Plan of W. T. Fitzpatrick Re-Subdivision of Lots 15 to 22 and 10 feet of Lot No. 14 of the Benedict land Company's Subdivision of record in Plat Book 421, Page 76, 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 Bobby Smith (being also known as Bobby Ray Smith) by Warranty deed from Ora Ronald Markley, a single man of record in Book 6541, page 130, Register's Office for Davidson County, Tennessee, dated March 30, 1985 and recorded on April 25, 1985.

The said Bobby Ray Smith having since died intestate on June 7, 1995, leaving Judy A. Smith, Bobby Joe Smith, and Deborah Kay Goldsby as his sole heirs at law per Affidavits of Heirship recorded in Instrument Number 20190225-0016627 and Instrument Number 20190225-0016628.

Being the same property conveyed to Bobby Joe Smith by Quitclaim deed from Judy A. Smith and Deborah Kay Goldsby of record in Book 10325, page 320, Register's Office for Davidson County, Tennessee, dated December 12, 1996 and recorded on January 21, 1997.

Being the same property conveyed to Bobby Joe Smith and Jacqueline Smith, Tenants by Entirety by Quitclaim deed from Bobby Joe Smith of record in Book 10730, page 698, Register's Office for Davidson County, Tennessee, dated December 11, 1997 and recorded on December 22, 1997.

Being the same property conveyed to Bobby Joe Smith by Quitclaim deed from Jacqueline Linnette Smith of record in Instrument No. 20110304-0017429 Register's Office for Davidson County, Tennessee, dated May 06, 2010 and recorded on March 04, 2011.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 76, Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1017 N 2nd St., Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 13th DAY OF FEBRUARY, 2019.

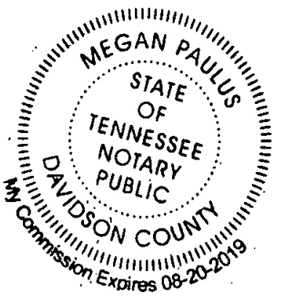
Bobby Joe Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY JOE SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of February, 2019.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212