Name and Address of New Owner:
Jerry Smith
245 Hillcrest Dr.
Madison, TN 37115
Send Tax Bills To:
Jerry Smith

Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 052-02-0-067

Karen Johnson Davidson County
Batch# 242537 DEEDWARR
06/12/2019 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $296.00
20190612-0056528

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Florence L. LaFlamme, a widow**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jerry Smith,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, being the Westerly 40 feet of Lot No. 26 and the Easterly 12.5 feet of Lot No. 27, Block "D" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County.

Said parts of Lots fronts 52.5 feet on the Northerly side of Carmel Avenue and runs back 145 feet between lines to a dead line in the rear.

Being the same property conveyed to Robert E. Laflamme and wife, Florence L. Laflamme by Warranty deed from Kerri M. Everett Whitten of record in Book 10669, page 496, Register's Office for Davidson County, Tennessee, dated October 31, 1997 and recorded on November 04, 1997.

Being improved property also known as 719 Carmel Ave., Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN REVISED MAP OF RAINBOW TERRACE SUBDIVISON OF RECORD IN BOOK 1130, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of June, 2019.

(SEAL)
Florence L. LaFlamme

STATE OF TEXAS
COUNTY OF HARRIS

On this 10th day of June, 2019, before me personally appeared Florence L. LaFlamme, to me known to be the person (or persons) described in (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of June, 2019.

Notary Signature
My commission expires: 5-23-21

DEBORAH WARD
Notary ID #129422766
My Commission Expires
May 23, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $80,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of June, 2019.

Notary Public
My commission expires: 11/3/22
File No. 2019-277

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

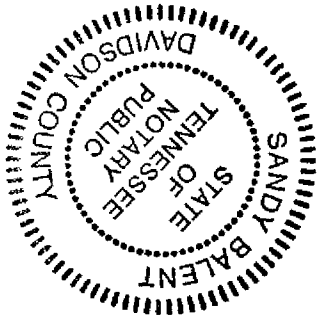
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).