Karen Johnson Davidson County
Batch# 277493 DEEDWARR
08/29/2019 08:48:58 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20190829-0087081

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of August, 2019.

Notary Public

My Commission Expires: 12/1/2020
(AFFIX SEAL)

ANGIE VALENTINI-SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Douglas Ray Smith	New Owner	120-13-0-008.00 and
1407 Winthorne Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Marjorie S Hunter, widow

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Douglas Ray Smith, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS 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. 7 on the plan of Revised Plan Lots 6 & 7, Finley Gardens, of record in Book 2330, Page 32, Register's Office for Davidson County, Tennessee.

SAID Lot No. 7 fronts 213.7 feet on the northwesterly margin of Finley Drive and extends back 142.9 feet on the northerly line, which is a broken line, and 180.6 feet on the westerly line to a point of intersection.

BEING the same property conveyed to Curtis D. Hunter and wife, Marjorie S. Hunter by Warranty Deed from George N. Gragson, Wash N. Reynolds, Hobson Reynolds and Billy J. Cook, dated 8/24/77 and recorded 9/14/77 in Book 5196, Page 495, Register's Office for Davidson County, Tennessee. Christine Gragson, Georgia C. Reynolds and Ruth K. Cook joined in the execution of this instrument to convey any marital interest they may have had.

The said Curtis D. Hunter is reported to have died on December 15, 2017, leaving the property vested solely in Marjorie S. Hunter.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 300 Finley Drive, Nashville, TN 37217.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 16th day of August, 2019.

Marjorie S Hunter
Marjorie S Hunter

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand and official seal at Murfreesboro, Tennessee, this 16th of August, 2019.

Angie Valentini-Smith
Notary Public

My Commission Expires:

(SEAL) 12/1/2020

