Karen Johnson Davidson County
Batch# 296277 DEEDWARR
10/04/2019 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $998.63
20191004-0101999

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF October, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Quantavius M. Poole	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 1020 S. 13th St.	(NAME)	09401007500
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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, **James L. Smith, Jr., a single man**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Quantavius M. Poole, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 204 on the Plan of Payne, Blakemore and Cummings Addition of record in Book 57, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

FOR INFORMATION PURPOSES ONLY: 620 South 13th Street, Nashville, TN 37206

Being the same property conveyed to James L. Smith, Jr., by Quitclaim Deed from James L. Smith, Jr., Sean T. Page and wife, Kimberly R. Page of record in Instrument No. 20151209-0123946, Register's Office for Davidson County, Tennessee, dated December 07, 2015 and recorded on December 09, 2015. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to James L. Smith, Jr., Sean T. Page and wife, Kimberly R. Page by Quitclaim Deed from James L. Smith, Jr. of record in Instrument No. 20151026-0108682, Register's Office for Davidson County, Tennessee, dated October 23, 2015 and recorded on October 26, 2015. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to James L. Smith, Jr. by Cash Deed for Tennessee from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 10758, Page 80, Register's Office for Davidson County, Tennessee, dated January 09, 1998 and recorded on January 15, 1998. (Value or consideration shown in aforementioned deed $35,700.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 57, Page 81, in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 620 S 13th St. Nashville, TN 37206
(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 my hand this 3rd day of October, 2019.

James L. Smith, Jr.
James L. Smith, JR

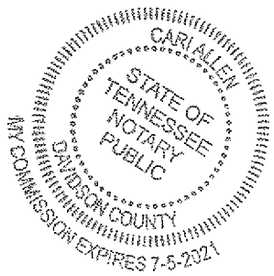
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **James L. Smith, Jr.** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of October, 2019.

Cari Allen
Notary Public

My Commission Expires: 7-5-21



True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY