STATE OF Tennessee
COUNTY OF Sumner/Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2019.

Notary Public
MY COMMISSION EXPIRES: 4/6/20
File No. 19-5930

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 315752 DEEDWARR
11/14/2019 02:56:17 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20191114-0117691

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Scott Revey etux	New Owner	071-08-0-329 & 71-8-378
(NAME)	(NAME)	
2804 Oakwood Ave.		
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Robert E. Smith and Ellen Smith, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott Revey and wife, Jessica Revey, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot No. 6 and 6-A on the Map of Section 2, Rawls Tract Subdivision as of record in Book 1424, page 84, Register's Office for said County, and being more particularly described as follows:

SAID LOT NO. 6 fronts 80 feet on the South side of Trinity Lane and runs back between parallel lines of 132.5 feet to a dead line in the rear on which it measures 78 feet.

SAID LOT NO. 6-A fronts 78 feet at the rear of Lot No. 6 described above extending back 95.5 feet on the West side and 51.5 feet, plus 27.5 feet plus 50.5 feet by an irregular line on the East side to a dead line in the rear which measures 106.5 feet. Egress and Ingress for said Lot No. 6-A is a 15 foot easement for road on the West side of Lot No. 43 that connects said Lot No. 6A with Edwin Avenue.

BEING the same property conveyed to Robert E. Smith and wife, Ellen Smith, from D. E. Rawls and wife, Alice M. Rawls, by Warranty Deed dated November 4, 1976, in Book 5086, page 526, Register's Office for Davidson County, Tennessee.

INCLUDED BUT SPECIFICALLY EXCLUDED IN THE ABOVE IS THAT PORTION OR TRACT OF LAND CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE FROM ROBERT E. SMITH AND WIFE, ELLEN SMITH, BY DEED FILED OF RECORD IN BOOK 6035, PAGE 147, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being a part of Lots Nos. 6 and 6-A on the Map of Section 2, Rawls Tract Subdivision as of record in Book 1424, page 84, Register's Office for said County, and being more particularly described as follows:

BEGINNING at a point, being the northeastern corner of property belonging to Robert E. Smith, Et Ux, said point being common to Parcel 330 on Map 71-8, as recorded in Book 1196, page 561 of the R.O.D.C., Tennessee; thence westerly along the existing southern right-of-way line of East Trinity Lane, bearing N 84 degrees 47' 06" W, 80 feet, more or less, to a point on the common property line of Parcels 329 and 328 on Map 71-8; thence along said property line, bearing S 5 degrees 12' 54" W, 5 feet, more or less, to a point; thence in a straight line, bearing S 84 degrees 47' 06" E, 80 feet, more or less, to a point on the common property line of Parcels 329 and 330 on Map 71-8; thence along said property line, bearing N 5 degrees 12' 54" E, 5 feet, more or less, to the point of beginning and containing therein an area of 400 square feet, more or less.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 1207, page 180, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1424, page 84, Register's Office for Davidson County, Tennessee.

3. Ingress/Egress Easement as set forth in Book 5086, page 526, in the Register's Office for Davidson County, Tennessee.

4. Deed to State of Tennessee in Book 6035, page 147, in the Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 500 East Trinity Lane, Nashville, TN 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 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. Whenever 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 7th day of November, 2019.

Robert E. Smith

Ellen Smith

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 7th day of November, 2019, before me personally appeared Robert E. Smith and Ellen Smith, to me known to be the person (or persons) described in 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 7th day of November, 2019.

TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SKM-19-500