WARRANTY DEED

Karen Johnson Davidson County
Batch# 330729 DEEDWARR
12/17/2019 08:46:51 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20191217-0129863

CECILIA KENDALL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$230,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~9TH~~ 11th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-18-2023

THIS INSTRUMENT WAS PREPARED BY

A.H. Lorna McKenzie
Keynote Title, LLC
212 Oceola Ave
Nashville, TN 37209

File No.: 19KT00009

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Henry J. Dunklau, IV	Franklin Synergy Bank	
P.O. Box 2754	722 Columbia Ave	075-08-0-252.00
Brentwood, TN 37024	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty Thousand And No/100 Dollars ($230,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARTHA JANE SMITH, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HENRY J. DUNKLAU, IV, MARRIED,** 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:

A certain Tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot 554 on the Plan of Tulip Grove Subdivision, Section Ten, as of record in Plat Book 5800, Page 199, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Philip Wayne Smith and Roy A. G. Smith and Martha Jane Smith, as joint tenants for and during their natural lives, upon the death of one tenant, the entire estate shall vest in the two survivors and upon the death of a second tenant the entire estate shall vest in the surviving tenant by Warranty deed from Aubrey H. Johnson, Jr. and wife, Thea T. Johnson of record in Book 6116, page 432 Register's Office for Davidson County , Tennessee, dated August 12, 1983 and recorded on August 16, 1983.

Phillip Wayne Smith died a resident of Davidson County, Tennessee on July 7, 2013; and Roy Aubrey Glenn Smith (a/k/a Roy A.G. Smith) died a resident of Davidson County, Tennessee, on November 4, 1987.

This is Improved property known as: 608 Tulip Grove Road, Hermitage, TN 37076.

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 our hands this 16th day of December, 2019

Martha Jane Smith

CECILIA KENDALL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th of December, 2019, before me personally appeared **Martha Jane 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 09-18-2023