Box 14
G33008-4

WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 382015 DEEDWARR 04/06/2020 02:00:35 PM 2 pgs Fees: $13.00 Taxes: $610.50 20200406-0036341	The actual consideration or value, whichever is greater, for this transfer is **$165,000.00** Affiant Subscribed and sworn to before me, this the 3rd day of April, 2020. Notary Public My commission expires: 11/8/21 (AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
George Wesley Smiley	George Wesley Smiley	**051-01-0-062.00**
813 Due West Avenue North	1034 Mulberry Way	
Madison, TN 37115	Nashville, TN 37207	

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

Shamrock Homes & More, LLC, a Tennessee limited liability company

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

George Wesley Smiley, unmarried

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. 88 on the Map of Due West Valley Acres, in the 11th Civil District of Davidson County, Tennessee, not of record, described according to a copy of a survey thereof made by H. H. Swann, Jr., Surveyor, April 20, 1947, as follows:

BEGINNING at a point in the southerly margin of Due West Avenue, at the corner of Lots Nos. 88 and 89; thence with the line between said lots southerly 500 feet to a point; thence westerly 46.24 feet to a point at the corner of Lots Nos. 87 and 88; thence with the line between said lots northerly 500 feet to the south margin of Due West Avenue; thence with the margin of the same easterly 100 feet to the beginning

Being the same property conveyed to Shamrock Homes & More, LLC, a Tennessee limited liability company by Deed from Lauren Nunn and Micah Materi of record in Instrument No. 20180914-0091496, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7885, Page 785, Register's Office for Davidson County, Tennessee.**

2) **All questions of boundary lines and location of improvements and area contained in the property hereby insured, and rights or parties in possession, dependent upon a correct survey for determination.**

3) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 813 Due West Avenue North, Madison, TN 37115

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 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/our hand(s) this **3rd** day of **April, 2020.**

Shamrock Homes & More, LLC, a Tennessee limited liability company

BY: Rebecca DeVane

Rebecca DeVane, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Rebecca DeVane**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Sole ember** of **Shamrock Homes & More, LLC**, within named bargainor, **a Tennessee limited liability company**, and that she as such **Sole Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Tennessee limited liability company** by himself as such **Sole Member.**

Witness my hand and official seal at Nashville, Tennessee, this **3rd day** of **April, 2020.**

Notary Public

My Commission Expires: 11/8/21

