Return To: Perrone & Young **109 Westpark Drive** **Suite 330** **Brentwood, TN 37027** Karen Johnson Davidson County Batch# 415502 **DEEDWARR** 06/16/2020 10:45:14 AM 2 pgs Fees: $13.00 Taxes: $1,258.00 20200616-0061887	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$340,000.00.** Affiant Subscribed and sworn to before me, this the 12th day of June, 2020. Notary Public My commission expires: 10.9.2023 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brent Garrison Smith	**New Owner**	**173-00-0-103.00**
PO Box 110152		
Nashville, TN 37211		

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 HEREBY ACKNOWLEDGED, I,

Louise M. Gadsey, unmarried

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

Brent Garrison Smith, married

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:

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 1 on the unrecorded plan of Willie W. Amos Tract, described according to a survey made by C. M. McLemore, Surveyor, July 1996, as follows:

Beginning on the southerly margin of Barnes Road at the northwest corner of the Wair property; thence with the westerly line of said Wair property, S 46°50' West 234 feet, S 45° West 256 feet and S 6 3/4° West 146 feet to a corner of the Albright property; thence with the northerly line of said Albright property, N 85 3/4° West 325.5 feet to the corner of Lot No. 2 on said unrecorded plan; thence with the line between said two lots, N 40° E 821.5 feet to the southerly margin of Barnes Road; thence with the same, S 42° 25' East 210 feet to the beginning, containing 3.4 acres, more or less.

Being the same property conveyed to DONALD F. GADSEY AND WIFE, LOUISE M. GADSEY, by deed from ED TURRENTINE AND WIFE, ETHELYNE T. TURRENTINE, of record in Book 4057, page 618, dated September 12, 1966, said Register's Office. The said Donald F. Gadsey having since died on or about August 25, 1998, leaving Louise M. Gadsey the surviving tenant by the entirety.

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 (__X__) Unimproved (____) property known as **1125 Barnes Road, Antioch, TN 37013**.

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 Grantors do covenant with said Grantees that Grantors are 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 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 12th day of June, 2020.

Louise M. Gadsey by James E. Gadsey AIF

Louise M. Gadsey by James E. Gadsey her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **James E. Gadsey**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for **Louise M. Gadsey**, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Louise M. Gadsey**, the within named bargainor by the said **James E. Gadsey**, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 12th day of June, 2020.

Notary Public

My Commission Expires: 10-3-2023