Karen Johnson Davidson County
Batch# 507327 DEEDWARR
11/02/2020 11:28:34 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20201102-0127748

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $225,000.00.

Amanda Brinn
Affiant

Sworn to and subscribed before me this 28th day of October, 2020.

Notary Public
My Commission Expires: 11/17/20

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Matthew S. Smith	5622 Meadowcrest Lane	Owner	
5622 Meadowcrest Lane			**103-03-0-012.00**
Nashville, TN 37209	Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Donald R. Gammons, widowed,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Matthew S. Smith, a married man,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Being Lot No. 112 on the Plan of Richland Meadows, Section 2, as of record in Book 2083, page 72, Register's office for said County. Said Lot No. 112 fronts 60 feet on the Easterly side of Meadow Crest Road and extends back 232 feet on the Northerly line and 243.5 feet on the Southerly line to the center of Richland Creek measuring 61.09 feet thereon.

Being the same property conveyed to Donald R. Gammons and wife, Gloria B. Gammons by Warranty deed from Herbert B. Sawyer and wife, Olivia C. Sawyer of record in Book 4613, page 942, Register's Office for Davidson County, Tennessee, dated June 26, 1972 and recorded on June 27, 1972.

Gloria B. Gammons has since passed away and her death certificate is recorded in 20201102-0127747 **, Davidson County, Tennessee.**

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

And Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2020, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 2083, Page 72, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 2152, Page 121 and Book 2195, Page 256, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Restrictions of record in Book 2290, Page 293, in the Register's Office for Davidson County, Tennessee.
Easements for 8 inch sewer line as set out in an Instrument from W. F. Stephens to Davidson County Board of Education, dated July 23, 1951, Filed August 24, 1951 of record in Book 2018, Page 354, in the Register's Office for Davidson County, Tennessee.
Under Deed from Nashville Land Improvement Company to W. H. Stephens, dated November 07, 1895, Filed November 11, 1895 of record in Book 204, Page 369, in the Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 28th day of October, 2020.

Donald R. Gammons by Melanie D. Dixon, his attorney in fact

Donald R. Gammons by Melanie D. Dixon, his attorney in fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Melanie D. Dixon, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Donald R. Gammons, and acknowledged that she executed the same as the free act and deed of the said Donald R. Gammons.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of October, 2020.

NOTARY PUBLIC
My Commission Expires: 11/17/20