WARRANTY DEED

Karen Johnson Davidson County
Batch# 610867 DEEDWARR
04/08/2021 11:22:41 AM 2 pgs
Fees: $13.00 Taxes: $3,524.25

20210408-0046900

G-BMR-21-610

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $952,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Howard Eley and Pattie Leigh Gunn Eley	**Same as New Owner**	
(NAME)	(NAME)	
4316 Wedgewood Street	4316 Wedgewood St.	**117-01-0-079.00**
(ADDRESS)	(ADDRESS)	
Jackson, MS 39211	Jackson, MS 39211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW H. SMITH AND RENEE M. SMITH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES HOWARD ELEY AND PATTIE LEIGH GUNN ELEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly 100 feet of Lots Nos. 1 and 2 on the Plan of Meadowlawn a Subdivision, of record in Plat Book 974, page 35, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Said parts of Lots Nos. 1 and 2 fronts 100 feet on the Easterly side of Lynbrook Road, formerly Jordan or Stokes Avenue, and runs back 120 feet on the Northerly line and 125 feet, more or less, on the Southerly line, to the Westerly line of Lot No. 3, measuring 100 feet thereon.

Being the same property conveyed to Andrew H. Smith and Renee M. Smith, husband and wife by Warranty deed from Florent Elefteriou and wife, Xiangli Elefteriou of record in Instrument No. 20150831-0088258 Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on August 31, 2015.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 35, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **610 Lynnbrook Road, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 24th DAY OF MARCH, 2021.

Andrew H. Smith

RENEE M. SMITH by ATTORNEY IN FACT

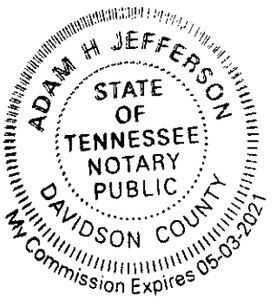
Renee M. Smith by Andrew H. Smith,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW H. SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

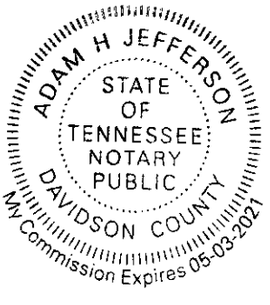


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW H. SMITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of RENEE M. SMITH, and who acknowledged he/she/they executed the same as the free act and deed of the said RENEE M. SMITH.

Witness my hand and official seal, this the 24th of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212