Prepared by and Return to:
)LO/FOREMAN WATSON LAND TITLE
101 SE Parkway Court, STE 220
Franklin, TN 37064-3982

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Frances Lucille Graham

TO: Joe N. Smith
7174 Whites Creek Pike
Joelton TN 37080

MAP & PARCELS:
022-00-0-033.00; 022-00-0-036.00

SEND TAX BILLS TO: SAME

Karen Johnson Davidson County
Batch# 832928 **DEEDWARR**
04/01/2022 08:43:32 AM 2 pgs
Fees: $13.00 Taxes: $1,615.05

20220401-0037740

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Frances Lucille Graham, Grantor herein; have bargained and sold and by these presents do convey unto Joe N. Smith, a married man, Grantee herein, his heirs, successors and assigns, the following described property:

TRACT 1: MAP 22, PARCEL 33: Land in the 14th Civil District of Davidson County, Tennessee, located on Union Hill or Loggins Spring Road, about 13 miles from Nashville, and being known as Lot No. 3 on the unrecorded Map of the Guy E. Bates Property, described according to a copy of a survey made by John M. Sullivan, County Surveyor, December 31, 1951, as follows:

Beginning at a point in the west margin of Union Hill or Loggins Spring Road at the corner of Lots No. 3 and 4; thence with the line between said lots, westerly 250 feet to a point; thence southerly 150 feet to a corner of Lot No. 2; thence with the line between Lots No. 2 and 3, easterly 250 feet to the west margin of said Road; thence with the margin of the same, north 150 feet, the point of beginning.

TRACT 2: MAP 22, PARCEL 36: Being a tract in the 14th, formerly 24th Civil District of said County, said tract lies in the rear of Lots Nos. 1, 2, and 3 of the Guy Edward Bates unrecorded Subdivision, described according to a copy of a survey made by C.J. Carney, Surveyor, dated September 9, 1961, as follows:

Beginning at the northwest corner of Lot No. 3 conveyed to Dave Allen Graham and wife, Francis Lucille Graham, by deed of record in Book 2751, Page 613, Register's Office for said County; thence along the rear line of Lots Nos. 3, 2 and 1, south 7 deg. 57' East 407 feet to the southwest corner of Lot No. 1; thence along a fence line, North 86 deg. 45' west 878 feet to the corner of the Burl Young and Lamb Property; thence with a fence line and with Lamb's east line, North 3 deg. 45; East 394 feet to the southwest corner of Mrs. Ethel Graves Property; thence with her south line, South 86 deg. 45' East 797 feet to the beginning, containing 7.58 acres.

BEING the same property conveyed to Frances Lucille Graham from Jacob A. Dowell and Carey J. Dowell, husband and wife, by Deed in Lieu of Foreclosure dated 9/30/2007 and recorded 10/18/2007 of record as Instrument No. 20071018-0123625, Register's Office of Davidson County, Tennessee.

Property previously conveyed to Jacob A. Dowell and Carey J. Dowell, husband and wife, from Frances Lucille Graham, A/K/A Francis Lucile Graham, by Warranty Deed dated 9/8/2006 and recorded 9/14/2006 of record as Instrument No. 20060914-0113710, said Register's Office.

As to Tract 1 Property conveyed to Dave Allen Graham and wife, Frances Lucille Graham from Ezell Dickerson and wife, Mildred Dickerson, by Warranty Deed dated 6/3/1958 and recorded 6/10/1958 of record in Book 2751 page 613, said Register's Office.

As to Tract 2 Property conveyed to Dave A. Graham and wife, Francis Lucile Graham from Ethel H. Graves and wife, Violet Jean Hailey, by Warranty Deed dated 9/22/1961 and recorded 9/28/1961 of record in Book 3282 page 497, said Register's Office.

This conveyance is subject to the lien of 2022 Davidson County property taxes which have been prorated and payment of which is assumed by grantee herein.

This is improved property known as 3196 Union Hill Road, Joelton, TN 37080, and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs, successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 30th day of March, 2022.

Frances Lucille Graham
Lucille Larraine Hoffman AIF
Frances Lucille Graham
by: Lucille Larraine Hoffman (formerly known as Lucille Larraine Johnson),
Attorney in fact by Power of Attorney of record at Instrument No. 20200722-0080467, Register's Office of Cheatham County, Tennessee.

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Lucille Larraine Hoffman (formerly known as Lucille Larraine Johnson), to me known to be the person who executed the foregoing instrument in behalf of Frances Lucille Graham and who acknowledged that she executed the same as the free act and deed of the said Frances Lucille Graham. Witness my hand and seal at office this 30th day of March, 2022.

NOTARY PUBLIC

My commission expires: 7/28/25

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $436,500.00.

Affiant

SWORN to and subscribed before me,
this the 31st day of March, 2022.

NOTARY PUBLIC

My commission expires: 7/28/25