(2)

File No. 280400933

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/08 12:53 2 pgs
Fees:13.00 Taxes:721.50

20080609-0059037

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2ND DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/11/09

(AFFIX SEAL)

JAMES M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Smith	Michael R. Smith	172-12-O-B-24-CO
(NAME) 1421 Woodfield Drive	(NAME) 1421 Woodfield Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(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 considerations, the receipt of which is hereby acknowledged, I, Scott Thomas MacDonald, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Michael R. Smith and wife, Reagan Smith, hereinafter called the grantee(s), 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. 336 on the Plan of Bradford Hills, Section Three of record in plat Book 7900, page 6 and amended in Book 7900, page 239, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Scott Thomas MacDonald by warranty deed from Phillip Nelson, a/k/a Phillip Nelson and wife, Ashley Nelson, of record in Instrument No. 20060308-0027003, Register's Office for Davidson County, Tennessee, dated February 24, 2006.

Taxes for the year 2007 paid and all subsequent years, a lien, but not yet due and payable. All prior years are paid.

Subject to all matters as set forth per Plat Book 7900, Page 6 and amended in Book 7900, page 239, Register's Office of said County.

Water main easement of record in Book 8377, page 764 and 769, said Register's Office.

Sewer Easement of record in Book 7690, page 260, Book 8377, pages 808 and 972, said Register's Office.

Restrictions and By-Laws of record in Book 8069, page 170, Book 8267, page 616 and Book 8071, page 531, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1421 Woodfield Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 2nd day of June, 2008.

Scott Thomas MacDonald by
Scott Thomas MacDonald
By: Scott Thomas MacDonald attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Constance O. Harvey, with whom I am personally acquainted and who proved herself to be the Attorney in fact of Scott Thomas MacDonald, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 2nd day of June, 2008.

Commission expires:

Notary Public

File Number: 280400933

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008