BILL GARRETT, Davidson County
Trans:T20140080253 DEEDWARR
Recvd: 10/24/14 10:47 2 pgs
Fees:13.00 Taxes:795.50

20141024-0098208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 215,000.00

Elaine C Williamson
Affiant

Subscribed and sworn to before me, this 17th day of October, 2014.

Notary Public

My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., STE. A
CLARKSVILLE, TN 37043

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
THOMAS REED LORI A. M. SMITH	Ascend Federal Credit Union	181010A06100CO
6857 SUNNYWOOD DR	1611 N. Jackson St.	
NASHVILLE, TN 37211	Tullahoma, TN 37388	

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 ACKNOWLEDGE, WE,

RYAN N. JOHNSON and wife, NATALIE R. JOHNSON

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

Lori M. Smith and husband, Thomas R. Smith

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 DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 164 ON THE PLAN OF SECTION ONE, SUGAR VALLEY OF RECORD IN PLAT BOOK 9700, PAGE 374, AMENDED IN BOOK 9700, PAGE 709-711, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RYAN N. JOHNSON AND WIFE, NATALIE R. JOHNSON, BY WARRANTY DEED FROM JOHN AND/OR ROCHELLE REDING, HUSBAND AND WIFE, DATED 10/29/2007 AND RECORDED ON 10/31/2007 IN INSTRUMENT NUMBER 20071031-0128125, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 6857 SUNNYWOOD DR, NASHVILLE, TN 37211.

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 we do covenant with the said GRANTEES that we 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 17th day of October, 2014.

RYAN N. JOHNSON

NATALIE R. JOHNSON

GA

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ Newton

Personally appeared before me, a Notary Public of said County and State, RYAN N. JOHNSON and NATALIE R. JOHNSON, the within named Grantor(s), 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, at office, this ~~17th~~ 16th day of October, 2014.

Notary Public

My Commission Expires: Sept 2018

ALICIA MARRAST
Notary Public
Newton County
State of Georgia
My Commission Expires Sep 7, 2018

Return to: Birthright Title & Escrow, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072