BILL GARRETT, Davidson County
Trans:T20150060679 DEEDWARR
Recvd: 07/24/15 09:58 3 pgs
Fees:18.00 Taxes:1293.15
20150724-0072734

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $349,500.00. Affiant Subscribed and sworn to before me, this 21st day of July, 2015. Notary Public My Commission Expires:

Address New Owner As Follows: Bennett S. and Amethyst M. Smith 6828 Alto Vista Drive Nashville, TN 37205	Send Tax Bills To: Primary Residential Mortgage 1480 North 2200 West Salt Lake City, UT 84116	Map-Parcel Number: 14303003800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUSTIN T. STEINER AND WIFE, KRISTIN STEINER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BENNETT S. SMITH, AND AMETHYST M. SMITH, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of West Meade Highlands, Section 2, of record in Book 3700, pages 124-125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Justin T. Steiner, by deed dated July 31, 2009, from Craig G. Shadinger and wife, Libby L. Shadinger, of record in Instrument No. 20090806-0073909, Register's Office for Davidson County, Tennessee.

Kristin Steiner, spouse of Justin T. Steiner, joins in this conveyance to convey any marital interest she may have in subject property.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 3700, pages 124-125, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6828 Alto Vista Drive, Nashville, TN 37205.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 21st day of July, 2015.

Justin T. Steiner

Justin T. Steiner

By: _____
Barbara Keith Payne, Attorney-in-fact

Kristin Steiner

Kristin Steiner

By: _____
Barbara Keith Payne, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Barbara Keith Payne, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Justin T. Steiner and Kristin Steiner, and who acknowledged that she executed the same as the free act and deed of the said Justin T. Steiner and Kristin Steiner.

WITNESS my hand, at office, this 21st day of July 2015.

_____
Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

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