WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MIS-1693

BILL GARRETT, Davidson County
Trans: T20150062715 DEEDWARR
Recvd: 07/30/15 12:56 2 pgs
Fees: 13.00 Taxes: 769.60
20150730-0075258

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DAVID WICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jeffrey B. Smith and Morgan A. Smith	Nation Lending Corporation	173-9A-833
(NAME)	(NAME)	
2430 Anson Lane	1100 Russell Street, Suite 106	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151505

For and 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 acknowledged, I/we, Dustin Kirkendall and Lindsey Kirkendall, husband and wife , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Jeffrey B. Smith and Morgan A. Smith, husband and wife, 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 all of Lot No. 692, on the Plan of Resubdivision of Lots 690 through 694, Section Three of Phase Eight, Lenox Village Subdivision, of record as Instrument No. 20100405-0024715, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Lindsey Kirkendall and husband, Dustin Kirkendall by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated March 30, 2001, of record in Instrument No. 20110331-0024851, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions and by-laws appearing of record in Instrument No. 20020315-0032826, as made applicable by Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Subject to the Charter of the Lenox Village Neighborhood Association, Inc., of record in Instrument No. 200104120045831, Register's Office for said County.

Subject to the Master Deed Restrictions, of record in Instrument No. 20020315-0032825 and made applicable to the subject property by Instrument No. 20021226- 0158459 and Instrument No. 20060321-0032382, Register's Office for said County.

Subject to Easements for sanitary sewer, storm drainage and water main with appurtenances, of record in Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, Register's Office for said County.

Subject to a Stormwater Detention Agreement, of record in Instrument No. 20020628-0078164 and Instrument No. 20051213-0149579, Register's Office for said County.

Subject to the Agreements for Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 2430 Anson Lane, Nashville, TN 37211
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of July, 2015

Dustin Kirkendall

Lindsey Kirkendall

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dustin Kirkendall and Lindsey Kirkendall, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th of July, 2015.

Notary Public
My Commission Expires: 4/19/17

