WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150065710 DEEDWARR
Recvd: 08/07/15 12:39 2 pgs
Fees:13.00 Taxes:645.65
20150807-0078935

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,500.00

Affiant 8/6/15

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 7/5/17
(AFFIX SEAL)

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).:
Scott D. Bell	Guaranty Trust Company	136-15-53
(NAME)	(NAME)	
2909 Starboard Drive	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151351

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, Donna Smith and husband, Anthony Smith , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Scott D. Bell, 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. 38, on the Plan of Harbour Town Village, Section Two, which is of record in Plat Book 4675, pages 146 & 147, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Donna Smith and husband, Anthony Smith by Warranty Deed from Sandra Chamberlain, unmarried and Wendi McConnell, unmarried, dated May 22, 2009, of record in Instrument No. 20090529-0049270, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions and by-laws appearing of record in Deed Book 4931, page 667, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 2909 Starboard Drive, Nashville, TN 37217
(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 6th day of August, 2015

Donna Smith

Donna Smith

Anthony Smith

Anthony Smith

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Donna Smith and husband, Anthony Smith, 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 6th of August, 2015.

Notary Public
My Commission Expires: 7/30/17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY