(1)

BOX 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160013568 DEEDWARR
Recvd: 02/18/16 14:01 2 pgs
Fees:13.00 Taxes:789.95
20160218-0015547

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,500.00

Timothy K Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF FEBRUARY, 2016.

Notary Public

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
March 7, 2017

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DOUGLAS A. BRACE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Timothy K. Smith and Mary K. Smith	SAME	141 06 0C 077.00
(NAME)	(NAME)	
4049 Stonybrook Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirteen Thousand Five Hundred And No/100 Dollars ($213,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Ryan O'Hern and Taylor O'Hern, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Timothy K. Smith and Mary K. 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 Lot No. 65 on the Plan of Final Plat of Riverbridge Community, Phase 1B of record as Instrument Number 20030709-0094605, 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 O'Hern and wife, Taylor O'Hern by Warranty Deed from Richard F. Haglund, III and wife, Jennifer Haglund dated February 23, 2012 and recorded March 16, 2012 as Instrument No. 20120316-0022739, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the restrictive covenants and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4049 Stonybrook Drive, Nashville, TN 37221

File Number: FRN-160043SSO

29100 CD

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, has 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 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 our hands this 16th day of February, 2016.

Ryan O'Hern

Taylor O'Hern

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Ryan O'Hern and Taylor O'Hern, 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 and official seal, this the 16th of February, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-160043SSO