Rtn to

Southern Land
Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
#12681(M30)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160013929 DEEDWARR
Recvd: 02/19/16 13:15 2 pgs
Fees:13.00 Taxes:638.25

20160219-0016027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 day of September 2015.

Notary Public

MY COMMISSION EXPIRES: 05-19-19

(AFFIX SEAL)

KATHLYN TYLER BOSKER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Brad Smotherman	(NEW OWNER)	173 05 0B 002.00
(NAME)	(NAME)	
2004 Cottage Grove Ct.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Two Thousand Five Hundred And No/100 Dollars ($172,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Rashod Ezell and Lakesha Ezell, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brad Smotherman**, 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 Number 2 on the plan of Cottage Grove of record in Instrument Number 201004060025553 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Rashod Ezell, married and Lakesha Ezell, wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes dated May 26, 2011 and recorded June 01, 2011 in Instrument No. 201106010041736, 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 master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2004 Cottage Grove Ct., Antioch, TN 37013

File Number: MFR-154436

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 24th day of September, 2015.

Rashod Ezell

Lakesha Ezell

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Rashod Ezell and Lakesha Ezell, husband and wifethe 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 . 9/25/15.

Notary Public

My Commission Expires:

(SEAL)

TYLER BOSLER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

05-19-19

File Number: MFR-154436