WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160016212 DEEDWARR
Recvd: 02/29/16 09:49 2 pgs
Fees:13.00 Taxes:1461.50
20160229-0018778

R-VRES-16-619-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/6/17 (AFFIX SEAL)

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin Curtis Caver and Sara Christine Chrenow	Pinnacle Bank, a State-Chartered Tennessee Bank	
(NAME) **619 Hogan Road**	(NAME) 150 3rd Ave., South, Suite 900	**14611014100**
(ADDRESS) **Nashville, TN 37220**	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SMITH HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BENJAMIN CURTIS CAVER, A SINGLE MAN, AND SARA CHRISTINE CHRENOW, A SINGLE WOMAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 7 on the plan of HAILEYWOOD ESTATES SECTION 1, of record in Plat Book 2330, Page 57, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Smith Homes, LLC, a Tennessee limited liability company from Donald Leon Roberts, married by Warranty Deed recorded on the 21st day of October, 2015 in Instrument Number 20151021-0107202, said Register's Office.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and subsequent.
- Plat of record in Plat Book 2330, Page 57, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in recorded in Book 2481, Page 390, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **619 Hogan Road, Nashville, Tennessee 37220**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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 my/our hand(s) this the 26th DAY OF FEBRUARY, 2016.

Smith Homes, LLC

BY:_____
Jonathan L. Smith
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN L. SMITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of SMITH HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of February, 2016.

_____
Notary Public
My Commission Expires: 1/6/2020
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212