WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Rachel A. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 11/13/17

(AFFIX SEAL)

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rachel A. Smith and Rebecca D. Smith	Rachel A. Smith and Rebecca D. Smith	104010F01400CO
(NAME)	(NAME)	
341 Sylvan Park Lane	341 Sylvan Park Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Stephen D. Paris and Kathryn Bowman Paris, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rachel A. Smith and Rebecca D. Smith, as joint tenants with rights of survivorship,** 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 Unit 14, West End Station Condominiums, as established under Master Deed of record in Instrument No. 20070712-0083315, amended in Instrument Nos 20071220-0146057, 20080919-0095641, 20081029-0108160 and 20090825-0080074 in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Stephen D. Paris, unmarried and Kathryn Bowman, unmarried, Tenants in Common with Right of Survivorship by Quitclaim Deed from Stephen D. Paris, unmarried, recorded on July 17, 2013, of record in Instrument No. 20130717-0073702, Register's Office for Davidson County, Tennessee. The said Stephen D. Paris and Kathryn Bowman having since married. Kathryn Bowman now known as Kathryn Bowman Paris.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 341 Sylvan Park Lane, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160077718 DEEDWARR
Recvd: 09/06/16 11:20 2 pgs
Fees:13.00 Taxes:1480.00

20160906-0093229

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, 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 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 my/our hands this 29th day of August, 2016.

Stephen D. Paris

Kathryn Bowman Paris
f/k/a Kathryn Bowman
by: Stephen D. Paris her attorney in fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Stephen D. Paris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kathryn Bowman Paris and acknowledged that he executed the same by Power of Attorney, as the free act and deed of said Kathryn Bowman Paris.

Witness my hand and official seal this 29th day of August, 2016.

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 11/13/17

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Stephen D. Paris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that he/she executed the same, as her free act and deed.

Witness my hand and official seal this 29th day of August, 2016

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 11/13/17

File No.: 11495