WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160082834 DEEDWARR
Recvd: 09/21/16 10:31 2 pgs
Fees:13.00 Taxes:758.50
20160921-0099369

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: June 3, 2017

(AFFIX SEAL)

RHONDA G. PAUL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires June 3, 2017

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew K. Smith	F+M	
(NAME)	(NAME)	
5506 Knollcrest	10 CADILLAC DR	087050A14200CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	BRENTWOOD TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Joshua A. Stevens and Erica L. Stevens, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Matthew K. Smith and Kristta L. Smith, Husband and Wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 45 on the Plan of Final Plat, Farmingham Woods, Phase IV, of record in Plat Book 7900, Page 555, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joshua A. Stevens and Erica L. Stevens, husband and wife by Warranty Deed from Dan Kuester and wife, Heather Kuester, dated 06/10/2013, recorded 06/21/2013 of record in Instrument No. 20130621-0064101, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 7900, Page 555, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded of record in Book 8238, Page 176, Third Amendment to Declaration of record in Book 8447, Page 635 and Fourth Supplementary Declaration of record in Book 9006, Page 414, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Book 8199, Page 852, in the Register's Office for Davidson County, Tennessee. Charter of record in Book 8245, Page 768, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5506 Knollcrest, Hermitage, TN 37076

(House Number) (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 GRANTEE(S), 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), 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 September, 2016.

Joshua A. Stevens

Erica L. Stevens

State of Tennessee
County of Wilson

Personally appeared before me Joshua A. Stevens and Erica L. Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of September, 2016.

Notary Public

My Commission Expires: 8-24-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY