WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160102757 DEEDWARR
Recvd: 11/21/16 11:49 2 pgs
Fees: 13.00 Taxes: 1498.50

20161121-0122592

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin M. Smyth		180 02 0A 096.00
(NAME) 1217 Beech Hollow Drive	(NAME) New Owner	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, I, **Barbara Long**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kevin M. Smyth and Uyen Smyth, as 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 in Davidson County, Tennessee, Being Lot No. 55, of Section Two, The Ridge at Stone Creek Park, as shown by plat of record in Instrument No. 20060120-0007577, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Leonard Long and Barbara Long, husband and wife by Warranty Deed from Alan D. Cooper and wife Lisa A. Cooper, dated 11/18/2013 recorded 11/22/2013, of record in Instrument No. 20131122-0120456, in the Register's Office for Davidson County, Tennessee.

Leonard Long having since deceased October 18, 2015.

This conveyance is subject to:
All matters shown on the plat of record in Plat Instrument No. 20060120-0007577, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 10324, Page 365, First Amendment of record in Instrument No. 20010719-0076875, Supplemental Declaration of record in Instrument No. 20020722-0087705, in the Register's Office for Davidson County, Tennessee,
Deed of Easement for Ingress and Egress and Cross use Agreement of record in Book 5552, Page 857, in the Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Book 10716, Page 596, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20020528-0064318, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Instrument No. 20140926-0089053, in the Register's Office for Davidson County, Tennessee.

Charter of Stone Creek Park Homeowners Association, Inc., of record in Book 10324, Page 358, in the Register's Office for Davidson County, Tennessee.

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 1217 Beech Hollow Drive, Nashville, TN 37211
(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 my hand this 18th day of November, 2016.

Barbara Long

State of Tennessee
County of Williamson

Personally appeared before me Barbara Long, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of November, 2016.

Notary Public
My Commission Expires: 11/15/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

