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Davidson County DEEDWARR
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20161222-0134541

SLTE#1418

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Joshua Hunter and Courtney Kissack	Churchill Mortgage Corporation	Map 119-11-0-
2614 Live Oak Road	761 Old Hickory Blvd., #400	Parcel 062.00
Nashville, TN 37210	Brentwood, TN 37027	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **BRAD SMOTHERMAN, MARRIED,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **JOSHUA HUNTER, AN UNMARRIED MAN AND COURTNEY KISSACK, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** (The "Grantees"), their heir and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, being Lot No. 74 on the Plan of Mashburn Heights, of record in Book 1835, page 1, said Register's Office, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Brad Smotherman, married by warranty deed dated January 29th, 2016 from David W. Richard, a single man of record in Instrument No. 20160204-0010912, said Register's Office.

This is the same description used in previous deed of record.

This is not the personal, marital or primary residence of GRANTOR, his spouse and/or any dependents.

This conveyance is subject to the following:

1. **2017 Taxes, not due and payable.**
2. **Any and all matters appearing of record in Plat Book 1835, page 1, said Register's Office.**

This is improved property commonly known as **2614 Live Oak Road, Nashville, TN 37210.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $284,900.00.

Alyssa Rayne
Affiant

Subscribed and sworn to before me this
20th day of December, 2016.

Notary public:
My commission expires: 5/25/20

WILLIAMSON COUNTY
DORA L. MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19 day of **December, 2016.**

BRAD SMOTHERMAN

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BRAD SMOTHERMAN** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 19 day of **December, 2016.**

Notary Public
My Commission Expires: 11/21/2018

JUDY PALMER-ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

