Davidson County DEEDWARR
Recvd: 03/27/17 14:18 2 pgs
Fees:13.00 Taxes:1702.00
20170327-0029724

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 17031094**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $460,000.00. Affiant Subscribed and sworn to before me, this 24th day of March, 2017. Notary Public My Commission Expires: 11-3-2020

RENEE DELAINE GARRETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2020

WARRANTY DEED

CRN- 111376

Address New Owner: Bruce Wideberg and Judith L. Wideberg 1027 CHICAMAUGA AVENUE Nashville TN 37206-3527	Send Tax Bills To: Volunteer Mortgage, Inc. One Vantage Way, Suite E420 Nashville, TN 37228	Tax Information: Tax Parcel ID No. 083-05-057.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nelson Rhea Smith and Anne Williams Smith, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bruce Wideberg and Judith L. Wideberg, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 of Block "B" on the Plan of East Wood Addition, Dr E.T. Brown's Resubdivision of the Stratton and Seymour and L.T. Baxter Lands of record in Plat Book 332, Page 63, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nelson Rhea Smith and Anne Williams Smith by Warranty Deed from Thomas J. Burton, unmarried, recorded on the 20th day of September, 2013 in Instrument No. 20130920-0099223, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EAST WOOD ADDITION, DR E.T. BROWN'S RESUBDIVISION OF THE STRATTON AND SEYMOUR AND L.T. BAXTER LANDS, as recorded in Plat Book 332, Page(s) 63.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1027 CHICAMAUGA AVENUE Nashville TN 37206-3527

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of March, 2017.

Nelson Rhea Smith

Anne Williams Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nelson Rhea Smith and Anne Williams Smith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY