This instrument prepared by:
Amanda D. Smith
1661 Glenridge Dr.
Nashville, TN 37221

Davidson County	DEEDWARR
Recvd: 04/24/17 11:49	5 pgs
Fees:27.00 Taxes:0.00	
20170424-0039905	

Owner/Responsible Taxpayer
John G. Smith Jr. and Amanda D. Smith
1661 Glenridge Dr.
Nashville, TN 37221

Map/Parcel No.: 142-13-0B-133.00

M.L.S. FILE NO
1535818

WARRANTY DEED

THIS INDENTURE, made and entered into this 17th day of ~~March~~ APRIL, 2017, by and between Amanda D. Smith, a married woman, who acquired title as Amanda Rota, unmarried, joined by her husband, John G. Smith Jr., whose address is 1661 Glenridge Dr., Nashville, TN 37221 party of the first part, and John G. Smith Jr. and Amanda D. Smith, husband and wife, as tenants by the entirety, whose address is 1661 Glenridge Dr., Nashville, TN 37221 party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

DEED TO ADD SPOUSE TO TITLE FOR NO CONSIDERATION.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

Being the same property conveyed to Amanda Rota, unmarried by Deed from Rochford Realty and Construction Co., Inc of record as Instrument Number 20030516-0067395 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 1661 Glenridge Dr., Nashville, TN 37221

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the hand and seal of the party of the first part the day and year first above written.

Amanda D. Smith

John G. Smith Jr.

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

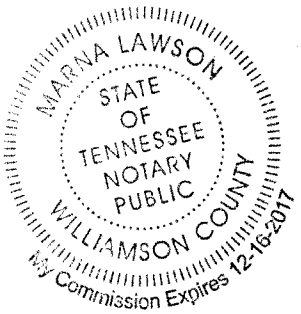
Personally appeared before me, Marna Lawson, a Notary Public in and for said County and State, Amanda D. Smith and John G. Smith Jr. the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of ~~March~~ April, 2017.

Marna Lawson

NOTARY STAMP/SEAL **NOTARY PUBLIC**

Notary Commission Expires: _____



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

I or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3),(A)(i) No tax on the transfer of any real estate by the conveyance from one spouse to the other.

Subscribed and sworn to before me this the 17 day of ~~March~~ April, 2017

Amanda D. Smith

John G. Smith Jr.

(Affix Seal)

Notary Public

My Commission Expires: _____

MARNA LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-16-2017

After Recording Mail To:
Mortgage Information Services
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

Fidelity National Title Insurance Company

AGENT TITLE NO.: 200001535818

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN INSTRUMENT NUMBER 20030516-0067395 AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 133 ON THE PLAN OF FIRST REVISION RIVERSIDE PHASE 3, AS OF RECORD IN INSTRUMENT NO. 20010404-0032691, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO: RESTRICTIONS OF RECORD IN BOOK 7185, PAGE 619, BOOK 7405, PAGE 780, AMENDED IN BOOK 11063, PAGE 996; EASEMENTS OF RECORD IN BOOK 7103, PAGE 48, BOOK 6972, PAGE 45, BOOK 6970, PAGES 275 AND 281 AND 278, IN BOOK 7803, PAGE 642; AND ALL MATTERS APPEARING ON THE PLAN OF RECORD IN INSTRUMENT NO. 20010404-0032691, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO AMANDA ROTA, UNMARRIED, FROM ROCHFORD REALTY AND CONSTRUCTION CO., INC., RECORDED ON MAY 16, 2003, IN INSTRUMENT NUMBER 20030516-6007395, OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNESSEE.

APN: 142-13-0B-133.00

COMMONLY KNOWN AS 1661 GLENRIDGE DR, NASHVILLE, TN 37221
HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED

TRUE COPY CERTIFICATION

I, Angelia Webb, 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.

Angelia Webb

State of Ohio
County of Cuyahoga

Personally appeared before me, Debra Dunman, a notary public for the state of Ohio, Angelia Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Debra Dunman

My Commission Expires: 4/26/21
Notary Seal

