BILL GARRETT, Davidson County
Trans:T20170038826 DEEDWARR
Recvd: 05/08/17 10:28 2 pgs
Fees:13.00 Taxes:1235.80
20170508-0045300

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DANIEL AHLBRANDT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $334,000.00.

Affiant

Subscribed and sworn before me this the 5th day of May, 2017.

Notary Public
My commission expires: 11-3-2020

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Wendy Sablatura<br>803 Joyce Lane<br>Nashville, TN 37216 | Wendy Sablatura<br>59 Sterling St.<br>Sugarland, TX 77479 | 061-02-0 138.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSHUA SMITH AND KRISTEN SMITH, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL SABLATURA AND WENDY SABLATURA, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 41 on the Plan of Gra-Mar Acres, Section 3, of record in Book 2133, page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 121.06 feet on the northerly side of Joyce Lane and extends back 200 feet on the westerly line and 273 feet on the easterly line to a dead line in the rear, measuring 175.7 feet thereon.

Being the same property conveyed to Joshua Smith and his wife, Kristen Smith, by Deed from Brenda G. Rudolph, Executrix of the Estate of Reba June Rowe, dated 06/18/2008, of record as Instrument No. 20080703-0069057, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 803 Joyce Lane, Nashville, TN 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and 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.

JS KS

Witness my hand this the 5th day of May, 2017.

Joshua Smith

Kristen Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joshua Smith and Kristen Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of May, 2017.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY