WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 3/10/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nathan Del Snell	Movement Mortgage, LLC	14803011800
(NAME)	(NAME)	
152 Luna Circle	8024 Calvin Hall Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Richard Lewis Smith, Jr. and Robin Smith, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nathan Del Snell, unmarried,** hereinafter called the GRANTEES, their heirs and 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. 607 on the Plan of Cherokee Hills, Section 6, as of record in Book 3842, Page 15, said Register's Office.

BEGINNING at a point in the easterly margin of Luna Court, the common corner of Lots Nos. 606 and 607; thence in a easterly direction 107.0 feet to a concrete monument, being the common corner of Lots Nos. 606, 607 and 608; thence in a southerly direction 97.0 feet to a point in the northerly margin of Luna Drive and being the common corner of Lots Nos. 607 and 608; thence in a westerly direction along the northerly margin of Luna Drive, 100.0 feet to a concrete monument which is the beginning of a curve; thence in a northwesterly direction 39.3 feet around said curve to a concrete monument; thence in a northerly direction, along the easterly margin of Luna Court 110.5 feet to a point which is the point of beginning.

Being the same property conveyed to Richard Lewis Smith, Jr., by deed of record in Instrument No. 20170508-0045696 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Robin Smith joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 152 Luna Circle, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170047839 DEEDWARR
Recvd: 06/06/17 09:13 2 pgs
Fees:13.00 Taxes:617.90
20170606-0056296

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness my/our hands this 5th day of June, 2017.

Richard Lewis Smith, Jr.

Robin Smith

State of Tennessee
County of Williamson

Personally appeared before me Richard Lewis Smith, Jr. and Robin Smith, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of June, 2017.

Notary Public
My Commission Expires: _____

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

File No.: 12099