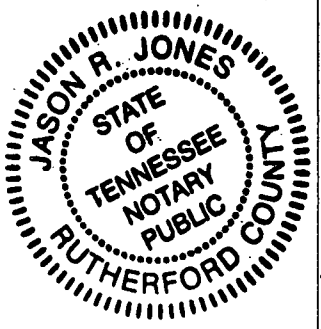
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12-17-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tyler J. Legrand and Yurani Andrea Legrand	Fifth Third Mortgage Company	072 02 0 009.00
(NAME)	(NAME)	
1002 Iverson Avenue	5050 Kingsley Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Cincinnati OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Thirty-Nine Thousand And No/100 Dollars ($339,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ryan M. Smith and Sarah E. Smith, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tyler J. Legrand and Yurani Andrea Legrand, husband and wife**, 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 77, as shown on the map entitled Maynor Place, of record in Plat Book 843, pages 24, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ryan M. Smith and wife, Sarah E. Smith, by Warranty Deed from Johnny D. Bolton and wife, Virginia C. Bolton, dated May 18, 2012 and recorded July 6, 2012 as Instrument No. 20120706-0059339, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-172355SSO

BILL GARRETT, Davidson County
Trans:T20170048112 DEEDWARR
Recvd: 06/06/17 14:46 2 pgs
Fees:13.00 Taxes:1254.30
20170606-0056642

unimproved ☐
This is improved ☒ property, known as 1002 Iverson Avenue, 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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 2nd day of June, 2017

Ryan M. Smith

Sarah E. Smith

STATE OF IDAHO)
COUNTY OF Ada)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ryan M. Smith and Sarah E. Smith, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of June, 2017.

Notary Public

My Commission Expires: Nick S. Weatherly
Residing at: Meridian, Idaho
Commission expires: 02/28/2020

(SEAL)

NICK S. WEATHERLY NOTARY PUBLIC STATE OF IDAHO

File Number: GRN-172355SSO