WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $377,000.00

Affiant

Subscribed and sworn to before me this 14th day of June, 2017

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
George L. Smith Jr.	SAME	180040B02200CO
3053 Brookview Forest Drive		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ben Robert Moody, II, and Jaclyn Napier, Husband and Wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **George L. Smith Jr.**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Final Plat of Brookview Forest, Phase I, Cluster Lot Option of record in Plat at Instrument Number 20030716-0099526, 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 Ben Robert Moody, II, and Jaclyn Napier, Husband and Wife from David B. Jones and Alicia L. Jones, Husband and Wife, by Warranty Deed on April 23, 2015, of record in Instrument Number 20150428-0037804, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable
- Subject to all matters as shown on the Plan of record in Instrument Number 20030716-0099526, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4428, Page 138; Book 4479, Page 448; Book 4276, Page 715; Book 4404, Page 947; Book 5951, Page 26 and Instrument Number 20030829-0125803, amended in Instrument Number 20050505-0050962, Register's Office for Davidson County, Tennessee.
- Charter of Brookview Forest Homeowner's Association of record in Instrument Number 20030918-0138293, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 8404, Page 676 and Instrument Number 20021007-0121969, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3053 Brookview Forest Drive, Nashville, TN 37211

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

BILL GARRETT, Davidson County
Trans:T20170053324 DEEDWARR
Recvd: 06/21/17 15:44 3 pgs
Fees:18.00 Taxes:1394.90

20170621-0062676

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 June 16, 2017.

Ben Robert Moody II

STATE OF California

COUNTY OF

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ben Robert Moody, II** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 16, 2017.

Joyce E. Lawson
Notary Public

JOYCE E. LAWSON
Commission # 2124272
Notary Public - California
Los Angeles County
My Comm. Expires Sep 17, 2019

My commission expires 09-17-2019

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 June 16, 2017.

Jaclyn Napier

STATE OF Arkansas
COUNTY OF Pulaski

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jaclyn Napier** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 16, 2017

Notary Public

My commission expires Dec. 21, 2024

MELISSA F. NAPIER
NOTARY PUBLIC
CON. # 12402061
COMMISSION EXPIRES 12/21/2024
PULASKI COUNTY, ARKANSAS