THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle Ste. 150** **Brentwood, TN 37027** **CRT File No. 170511786**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $265,000.00. Megan Witherspoon Affiant Subscribed and sworn to before me, this 27th day of June, 2017. Notary Public My Commission Expires: 11/3/2020

BILL GARRETT, Davidson County
Trans:T20170055453 DEEDWARR
Recvd: 06/28/17 15:10 2 pgs
Fees:13.00 Taxes:980.50
20170628-0065222

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan Cox and Lindsay Cox 623 Harpeth Pwky East Nashville TN 37221	FG M Bank 50 Franklin Street Clarksville, TN 37040	Tax Parcel ID No. 142-15-0-050.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rachel Smith, unmarried, Maegan Smith, unmarried, unmarried, Tayler Smith, unmarried, Hayley Smith, unmarried, and Tracie R. Smith, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Cox and Lindsay Cox, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Harpeth Valley Park Sub., Section 1 of record in Plat at Instrument No. 20080522-0052630, 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 Mark W. Smith and wife, Tracie R. Smith by Warranty deed from Sharon Louise McBroom, executrix of the Estate of Cathy H. Smith of record in Instrument No. 20010802-0082426 Register's Office for Davidson County, Tennessee, dated August 01, 2001 and recorded on August 02, 2001.

Being the same property conveyed to Mark W. Smith, and wife, Tracie R. Smith by Quitclaim deed from Larry B. Felts, Trustee of record in Instrument No. 20080606-0058456 Register's Office for Davidson County, Tennessee, dated June 06, 2008 and recorded on June 06, 2008. Final Decree of Divorce filed in Docket 08-D-453, Circuit Court for Davidson County, Tennessee.

Mark W. Smith, now being deceased on February 19, 2016 in Davidson County, Tennessee.

The execution of this instrument is effected by the signature of Tracie Rae Smith as Guardian for Hayley Smith granted by Order for Letters of Guardianship Docket No. 17P-550, Circuit Court Probate Division for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20080522-0052630, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3857, Page 858 and Book 3866, Page 656, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to the flow of any creeks, streams, or branches across subject property. Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 623 Harpeth Pwky East Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2017.

Rachel Smith

Maegan Smith

Tayler Smith

Hayley Smith by Tracie Rae Smith as Guardian as guardian

Tracie R. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rachel Smith, Maegan Smith, Tayler Smith, and Tracie R. Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2017.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally Appeared before me, the undersigned, a Notary Public in and for said County and State, Tracie Rae Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Hayley Smith, a minor, and who acknowledged that she executed the same as the free act and deed of Hayley Smith as her legal court appointed guardian.

Witness my hand, at office, this 27th day of June, 2017.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018