Davidson County DEEDWARR
Recvd: 06/30/17 09:51 3 pgs
Fees:18.00 Taxes:1905.50
20170630-0065909

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #2772811

Return to:

THOMAS VORHOLT II NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value for this transfer, whichever is greater, is $ 515,00

Affiant

Subscribed and sworn to me, this the 29 day of June, 20 17

Notary Public

My commission expires: 8-9-20

Property Address:	Property owner and mail tax bills to:	Parcel ID:
805 Davidson Drive NASHVILLE, TN 37205	New Owner	Map/Parcel 115-07-0-060.00

THIS INDENTURE is made effective the 29th day of March, 20 17, by **Nicholas M. Sass and Emily Sass**, husband and wife, First Parties, for the purpose of conveying the premises described herein to Caroline Dawson Smith and Frank Preston Smith, III * Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

*Wife and Husband

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section Four, West Meade Estates of record in Plat Book 3300, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Beginning on the Southeasterly margin of Davidson Drive, at the corner of Lots No. 18 and 19; thence with the line between said two lots, Southeastwardly 376.4 feet; thence South 5 degrees 45' West 106.4 feet to the corner of Lots No. 19 and 23; thence with the line between said two lots, North 69 degrees 57' West 145.6 feet to the Northwest corner of Lot No. 23; continuing in the same direction 4.5 feet, in all 150.1 feet to the corner of Lots No. 19 and 20; thence with the line between said two lots, Northwestwardly 351.1 feet to the Southeasterly margin of Davidson Drive; thence with said Drive, Northeastwardly 103.73 feet to the beginning.

Being the same property conveyed to Nicholas M. Sass and Emily Sass, husband and wife by Warranty deed from Barbara W. Potter, unmarried of record in Instrument No. 20130826-0089555 Register's Office for Davidson County, Tennessee, dated August 23, 2013 and recorded on August 26, 2013.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, without limitation, the Plan of record in Plat Book 3300, Page 61; Restrictive Covenants of record in Book 3399, Page 272, Book 3462, Page 281 and Book 4503, Page 111; and Restrictions of record as Instrument No. 20130826-0089555; all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

[CONTINUED ON FOLLOWING PAGE]

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2017, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal effective the day and year first above written.*

Nicholas M. Sass

Emily Sass

STATE OF TN
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Nicholas M. Sass**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 24 day of March, 2017.

NOTARY PUBLIC

KEMAL LISA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 12-07-2020

My Commission Expires:
12/07/2020

STATE OF TN
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Emily Sass**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 24 day of March, 2017.

NOTARY PUBLIC

KEMAL LISA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 12-07-2020

My Commission Expires:
12/07/2020

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

