Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-0690HV

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00.

Rachel Conatser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of July, 2017.

Janel L Johnson
Notary Public
Commission Expires: 2/25/19

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170068705 DEEDWARR
Recvd: 08/09/17 09:06 2 pgs
Fees:13.00 Taxes:1180.30
20170809-0081393

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amber Smith 126 Happy Valley Road Goodlettsville, TN 37072	Peoples Home Equity 170 N Seven Oaks Drive Knoxville, TN	007-00-0-178.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

R & A Prop., Inc., a Tennessee corporation

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John W. Caplenor, an unmarried man and Amber N. Smith, an unmarried woman
as joint tenants with right of survivorship
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 and being a portion of the Gary H. & Della P. Baker Property as of record in Deed Book 7528, Page 737, R.O.D.C., Tennessee and is more particularly described according to a survey by R. L. Montoya Land Surveying, Inc. dated June 7, 1995 as follows:

BEGINNING at a point in the southerly margin of Happy Valley Rd. marking the southeast corner of the said Baker Property and the southeast corner of this described tract; thence, leaving said margin, with the southerly line of this described tract, South 44 degrees 28 minutes 34 seconds West 342.73 feet to a point; thence, South 54 degrees 22 minutes 50 seconds West, 280.36 feet to a point; thence, leaving said southerly line, North 41 degrees 37 minutes 48 seconds West, 161.53 feet to a point; thence, North 13 degrees 54 minutes 12 seconds East, 603.95 feet to a point; thence, North 50 degrees 52 minutes 16 seconds East, 70.00 feet to a point in the southerly margin of Happy Valley Road; thence, with said margin, South 39 degrees 07 minutes 44 seconds East, 61.20 feet to a point; thence, with a curve to the left with a radius of 592.41 feet a length of 75.92 feet to a point; thence, South 46 degrees 28 minutes 16 seconds East, 133.96 feet to a point; thence, with a second curve to the left with a radius of 643.64 feet a length of 119.16 feet to a point; thence, South 57 degrees 04 minutes 43 seconds East, 25.54 feet to a point; thence, with a curve to the right with a radius of 382.65 feet a length of 65.07 feet to a point; thence, South 47 degrees 20 minutes 09 seconds East, 30.40 feet to the point of beginning, containing .5.01 acres more or less.

BEING the same property conveyed to R & A Properties, Inc., a Tennessee corporation, by Warranty Deed from Ralph W. Watkins, Sr., unmarried, dated 5/2/07 and recorded 5/14/07 in Instrument Number 20070514-0057615, Register's Office for Davidson County, Tennessee.

R & A Properties, Inc. is now known as R & A Prop. Inc.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 126 Happy Valley Road, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of July, 2017.

R & A Properties, Inc., by Ron Wall, Director, now known as R & A Prop. Inc.

R & A Properties, Inc., by Alisa Jones Wall, Director, now known as R & A Prop. Inc.

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named *Ron BH Wall, with whom I am personally acquainted and proved himself to be a Director of R & A Properties, Inc.*, acknowledged he executed the foregoing instrument for the purposes therein contained. * now known as R & A Prop. Inc.

Notary Public
Commission Expires: 11/20/18

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Alisa Jones Wall, with whom I am personally acquainted and proved herself to be a Director of R & A Properties, Inc.*, acknowledged she executed the foregoing instrument for the purposes therein contained. *now known as R & A Prop. Inc.

Notary Public
Commission Expires: 11/20/18