WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170071899 DEEDWARR
Recvd: 08/18/17 11:27 2 pgs
Fees:13.00 Taxes:1316.83
20170818-0085077

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/16/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-16-2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joanne J. Luis	new owners	180-04-0A-171.00-CO
(NAME)	(NAME)	
3344 Hickory Run		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Matthew A. Smith, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Joanne J. Luis and Charlie S. Luis, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Lot No. 90, Highland Creek, a Planned Unit Development, Section Five, as shown on Plat of record in Instrument Number 200409150111296, in the Register's Office for Davidson County, Tennessee, to which Plat reference is made for a more complete description.

Being the same property conveyed to Matthew A. Smith, unmarried person by Special Warranty Deed dated October 11, 2010 from Fannie Mae a/K/a Federal National Mortgage Association of record in Instrument 201011150091165, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3344 Hickory Run, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 my hand this 15th day of August, 2017.

Matthew A. Smith, by Wesley Shutt his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of August, 2017, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Wesley Shutt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Matthew A. Smith, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. ★ _____, Register's Office of Davidson County, Tennessee.

NOTARY PUBLIC

My Commission Expires: 9/10/2018

SWIFGOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

★ Instrument # 20170818-0085076

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129