WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

This Warranty Deed prepared without the benefit of a survey. Preparer did not serve as Closing Attorney.

BILL GARRETT, Davidson County
Trans: T20170072307 DEEDWARR
Recvd: 08/21/17 11:36 2 pgs
Fees: 13.00 Taxes: 562.40
20170821-0085605

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF August, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03-10-19

SONYA C STARNES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-10-2019

ADDRESS OF NEW OWNER:
Jeffrey A. Smith
and Ann B. Smith
402 Beth DR
Mt Juliet, TN 37122

SEND TAX BILLS TO:
(Same as new owner)

PARCEL:
135 09 0 028.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SARAH ANN SMITH N/K/A SARAH ANN SMITH FOUTCH**, HEREINAFTER CALLED THE GRANTOR, HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **JEFFREY A. SMITH AND ANN B. SMITH,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 28, Section 2, of the Plan of Una Manor, of record in Boo 2900, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description.

Being the same real estate conveyed to Sarah Ann Smith by deed dated October 7, 2005 and recorded in Instrument No. 20051014-0124127, in the Register's Office of Davidson County, Tennessee. Sarah Ann Smith and Sarah Ann Smith-Foutch are one and the same person.

This is **improved** X property known as 2020 Franklin Limestone Ct., Nashville, TN 37217
unimproved ___ property

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said **GRANTEES,** their heirs and assigns forever; and I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for (1) the lien of the 2017 County taxes which shall be prorated and assumed by the Grantees herein; (2) restrictive covenants of record in Book 300, page 406; in Book 3096, page 320; and in Instrument No. 20051014-0124127, in the Register's Office of Davidson County; Tennessee; (3) easement of record in Book 7389, page 161, in said Register's Office; (4) easements, restrictions, and building setback lines of record in Book 2900, page 95, in said Register's Office; and, I do further covenant and bind myself, my heirs and 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.

I, **David Alan Foutch**, husband of grantor hereby join in this conveyance for the purpose of transferring, quitclaiming, and conveying any interest I may have because of my marital rights.

WITNESS MY HAND this 18th day of August, 2017.

SARAH ANN SMITH FOUTCH

DAVID ALAN FOUTCH

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared SARAH ANN SMITH FOUTCH and DAVID ALAN FOUTCH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal on this the 18th day of August, 2017.

Notary Public

My Commission Expires: 03-10-19

SONYA C STARNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-10-2019