(1)

NEW OWNER:

DAVID MASON SMITH
3113 LUMBERJACK ROAD
NASHVILLE, TN 37214

SEND TAX BILLS TO:

Fairway Independent Mortgage
4201 Marsh Lane
Carrollton, TX 75007

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-1377

Map & Parcel 10808002300

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 532 **DEEDWARR**
09/13/2017 11:05:17 AM 3 pgs
Fees: $18.00 Taxes: $831.39
20170913-0093549

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty-Four Thousand Seven Hundred and 00/100 Dollars ($224,700.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MICHAEL W. SPRAY and wife, PENNY SPRAY** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **DAVID MASON SMITH, a single man**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 181, Resubdivision of Lots 70-90, Lots 92-97, Lots 138-145, Lots 179-181, Lot 192, Lots 194-197, Lots 203-206, Lots 238-240, Section Two, Larchwood, as shown on the plat of the same of record in Plat Book 5200, Pages 207 and 208, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to MICHAEL W. SPRAY and PENNY SPRAY, husband and wife by Quitclaim Deed from Mary E. Spray, dated March 4, 2015, and of record in Instrument No. 20150402-0028582, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Michael W. Spray and wife, Mary E. Spray by Warranty Deed from Phillip R. Davis, dated October 31, 2001, and of record in Instrument No. 20011101-0119584, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **3113 LUMBERJACK ROAD, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5200, Pages 207 and 208, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 7th day of September, 2017.

MICHAEL W. SPRAY

PENNY SPRAY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MICHAEL W. SPRAY and wife, PENNY SPRAY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of September, 2017.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$224,700.00**.

Patricia Green
AFFIANT

Sworn to and subscribed to before me this 7th day of September, 2017.

NOTARY PUBLIC

My commission expires: 6/24/2018

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY