WARRANTY DEED

Bill Garrett Davidson County
Batch# 17516 **DEEDWARR**
10/24/2017 12:58:17 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20171024-0108965

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/27/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MRB Developers, LLC	Same	072-16-0-195.00
(NAME)	(NAME)	
2306 Sterling Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN. 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Timothy D. Smith, an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MRB Developers, LLC, a Tennessee limited liability company, 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, being Lot No. 51 on the Plan of Part Two, Porter Heights of record in Plat Book 1424, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy D. Smith by Quit Claim deed from Cathryn Lee Smith of record in Instrument No. 20060421-0045950 Register's Office for Davidson County, Tennessee, dated February 21, 2006 and recorded on April 21, 2006, and also being the same property conveyed to Timothy D. Smith and wife, Cathryn L. Smith by Warranty deed from Gary R. Ragland and wife, Sonia D. Ragland of record in Book 10866, page 778, Register's Office for Davidson County, Tennessee, dated March 27, 1998 and recorded on April 02, 1998.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1507 Wayne Drive, Nashville, TN 37206

(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 GRANTEES, their heirs and assigns forever; and we do 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 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 2nd day of October, 2017.

Timothy D. Smith

STATE OF TENNESSEE

COUNTY OF Davidson

On this 2nd day of October, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Timothy D. Smith**, with whom I am personally acquainted (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 he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-5-18

Notary Public,

