Bill Garrett Davidson County
Batch# 30541 DEEDWARR
11/28/2017 10:55:55 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20171128-0121188

WARRANTY DEED

State of Tennessee,
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 8/15/21

(AFFIX SEAL)

Donald B. Battett Jr. Williamson County State of Tennessee Notary Public

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Storm Charles Rhode IV	Storm Charles Rhode IV	07504007400
(NAME)	(NAME)	
4509 Baton Rouge Dr.	4509 Baton Rouge Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Leland Douglas Smith Jr. and wife, Jessica Lauren Smith,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Storm Charles Rhode IV,** 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. 307, on the Plan of Section Five, Tulip Grove, of record in Book 4175, Page 71, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leland Douglas Smith, Jr. and wife, Jessica Lauren Smith by deed from Leland Douglas Smith, Jr. of record in Instrument No. 20150324-0025273, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4509 Baton Rouge Dr., Hermitage, TN 37076
(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/our hands this 21st day of November, 2017.

Leland Douglas Smith Jr.

Jessica Lauren Smith

State of Tennessee
County of Williamson

Personally appeared before me Leland Douglas Smith Jr. and Jessica Lauren Smith, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of November, 2017.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 12712