WARRANTY DEED

Bill Garrett Davidson County
Batch# 30844 DEEDWARR
11/29/2017 09:50:55 AM 2 pgs
Fees: $13.00 Taxes: $678.95

20171129-0121572

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of November, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael David Leff	New Owner	086 12 0 010.00
(NAME)	(NAME)	
465 Rockwood Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Three Thousand Five Hundred And No/100 Dollars ($183,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Marka E. Smith and Jodi L. Smith, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael David Leff, an unmarried man**, 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. 19 on the Plan of Hermitage Woods, Section Three, of record in Plat Book 5050, page 109 and 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marka E. Smith, an unmarried man by Warranty Deed from David L. Drummond, married dated August 16, 2013 and recorded August 20, 2013 as Instrument No. 20130820-0087840, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 465 Rockwood Drive, Hermitage, TN 37076

File Number: GRN-177742SSO

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, has 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 our hands this 21st day of November, 2017

Marka E. Smith

Jodi L. Smith by Marka E. Smith as attorney in Fact
Jodi L. Smith, by Marka E. Smith as attorney in fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Marka E. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that they executed the foregoing instrument on behalf of Jodi L. Smith, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Jodi L. Smith, for the purposes therein contained.

Witness my hand and official seal, this the 21 of November, 2017.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-177742SSO