This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, is $160,000.00.

Affiant

Subscribed and sworn before me this the 15th day of December, 2017.

Notary Public
My commission expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

Bill Garrett Davidson County
Batch# 33346 DEEDWARR
12/05/2017 12:07:42 PM 3 pgs
Fees: $18.00 Taxes: $592.00

20171205-0123975

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Josephine Smith 1224 Quail Rd Nashville, TN 37214	New owner	108-08-0D 015.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANGELA SEARS, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSEPHINE S. SMITH, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 20, Unit 15, Quail Valley, Section Three, Phase Five, as shown on plat of record in Plat Book 5200, Page 435, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Angela Sears, an unmarried woman, by deed from Jose Regner, married, dated 08/06/2014, of record in Instrument No. 20140820-0075934, said Register's Office.

The said Angela Sears has married and is now known as Angela Griffith. Paul Griffith joins in this conveyance to convey all marital interest and anyequity.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1224 Quail Rd, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 1st day of December, 2017.

Angela Griffith
Angela Sears a/k/a Angela Griffith

Paul Griffith
Paul Griffith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Angela Sears a/k/a Angela Griffith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of December, 2017.

My commission expires: 9-10-2018

Notary Public

DAVIDSON COUNTY
BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Paul Griffith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of December, 2017.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY