THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 171114169

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $502,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of December, 2017.

Notary Public
My Commission Expires: _____

Bill Garrett Davidson County
Batch# 34528 **DEEDWARR**
12/07/2017 12:54:48 PM 2 pgs
Fees: $13.00 Taxes: $1,857.40

20171207-0125057

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas W. Smith, II, Collin E. Smith, and Spencer M. Smith 108B 37th Avenue North Nashville TN 37209	Thomas W. Smith, II, Collin E. Smith, and Spencer M. Smith 881 Tyne Blvd Nashville, TN 37220	104-05-0-056.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Scott M. Chen and wife, Patty Chen** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Thomas W. Smith, II and Collin E. Smith and Spencer M. Smith, as tenants in common**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 159, as shown on the map entitled West Grove Subdivision, of record in Plat Book 421, page 109, 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 SCOTT M. CHEN and wife, PATTY CHEN, by deed from METE FIKRI AKA METTE FIKRI and MARY MOTTE FIKRI, husband and wife, of record in Instrument No. 20120720-0063736, dated July 19, 2012, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 104-05-0-056.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 421, page 109, said Register's Office.

Restrictive Covenants contained in instrument of record in Instruments No. 20040421-0045310 and 20040421-0045311, said Register's Office.

Sewer Easements of record in Book 3505, page 192 and Book 3610, page 584, said Register's Office.

Easement and Restrictive Covenant of record in Instrument No. 20050527-0060007, said Register's Office.

This is improved property located at 108B 37th Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of December, 2017.

Scott M. Chen

Patty Chen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott M. Chen and Patty Chen, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018