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

CRT File No. 171114011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $350,000.00.

Teddy U. Luke
Affiant

Subscribed and sworn to before me, this 6th day of December, 2017.

Notary Public
My Commission Expires:

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

Bill Garrett Davidson County
Batch# 35873 DEEDWARR
12/11/2017 01:52:35 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20171211-0126062

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Teddy U. Luke and Janet L. Luke 4509 Michigan Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091-08-0-359.00

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, **Kenneth Lee Smithmier and Terri L. Smithmier, Husband and Wife and Kenneth Samuel Smithmier, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Teddy U. Luke and Janet L. Luke, husband and wife**, ("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) 1 , as shown on the map entitled Eastoak's 3 Lot Subdivision, of record in Instrument No. 20120524-0045199, 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 KENNETH LEE SMITHMIER and wife, TERRI L. SMITHMIER and KENNETH SAMUEL SMITHMIER, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, by deed from RACHEL COX and DONNIE COX, wife and husband, of record in Instrument No. 20150409-0031468, dated April 8, 2015, 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.

Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

Rights and claims of parties in possession.

Mechanics', Contractors', or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.

Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.

Liens, encumbrances, or claims thereof, which are not shown by the public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 091-08-0-359.00.

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 Instrument No. 20120524-0045199, said Register's Office.

This is improved property located at 4509 Michigan Avenue 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 6th day of December, 2017.

Kenneth Lee Smithmier by Kenneth Samuel Smithmier, his Attorney-in-Fact

Kenneth Lee Smithmier by Kenneth Samuel Smithmier, his Attorney-in-Fact

Terri L. Smithmier by Kenneth Samuel Smithmier, her Attorney-in-Fact

Terri L. Smithmier by Kenneth Samuel Smithmier, her Attorney-in-Fact

Kenneth S. Smithmier

Kenneth Samuel Smithmier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth Samuel Smithmier, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Kenneth Lee Smithmier and Terri L. Smithmier, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of December, 2017.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018