# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $259,900.00.

*Affiant*

Subscribed and sworn to me on 12/19/17.

NOTARY PUBLIC
My Commission Expires: 6-20-2021

GINGER BONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 06-20-2021

Bill Garrett Davidson County
Batch# 39951 DEEDWARR
12/20/2017 02:15:42 PM 2 pgs
Fees: $13.00 Taxes: $961.63
20171220-0129671

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Cameron Smyth<br>8307 Saint Danasus Drive<br>Nashville, TN 37221 | Same As New Owner | 179-09-0A-239.00-CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Benjamin Wagster and Kathryn Conley Wagster, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Cameron Smyth, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 180, PLAN OF LENOX VILLAGE, REVISION TO LOTS 177 THROUGH 188, PHASE E, A PLANNED UNIT DEVELOPMENT, as shown on plat of record in Instrument No. 20040726-0088981, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Benjamin Wagster and Kathryn Conley as tenants in common with right of survivorship, by Quitclaim Deed from Benjamin Wagster dated November 11, 2013 and recorded November 25, 2013 of record in Instrument No. 20131125-0121099, Register's Office for Davidson County, Tennessee. Kathryn Conley is now known as Kathryn Conley Wagster.

This is improved property known as 8307 Saint Danasus Drive, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 on 12/19/17.

Benjamin Wagster by Kathryn Conley Wagster

Benjamin Wagster
By: Kathryn Conley Wagster, as attorney in fact

Kathryn Conley Wagster
Kathryn Conley Wagster

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On 12/19/17, before me personally appeared Kathryn Conley Wagster, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 12/19/17.

Nancy A. Arnold
NOTARY PUBLIC

My Commission Expires: 10/31/2020

NANCY A. ARNOLD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On 12/19/17, before me personally appeared Kathryn Conley Wagster, attorney in fact for Benjamin Wagster, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as their free act and deed.

Witness my hand and official seal on 12/19/17.

Nancy A. Arnold
NOTARY PUBLIC

My Commission Expires: 10/31/2020

NANCY A. ARNOLD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY